

16,105 SF Warehouse Buildings (4758)

Closing Date:

Industrial/Office/Retail
Warehouse

405 W 100 N
Hurricane, UT 84737

Property Class:
YearBuilt: 1965

Description: Two buildings totaling 16,105 (+/-) SF. Bank-owned foreclosure. Copy of appraisal available upon request. Sold "AS IS."

Loopnet=16435365 Flex=09-114387 Paragon= PropertyLine= BizBuySell= OtherID=

Listing Date: 10/2/2009
Transaction ID: 4758
Available SF: 16105
Acres: 0.82
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$350,000.00
CAP: n/a
Zoning: Com

Office/Warehouse/Yard/Storage Units (4569)

Closing Date:

Industrial/Office/Retail
Warehouse

146 N Old Hwy 91 Units 1,
2, 5, 6
Hurricane, UT 84737

Available after
Property Class:
YearBuilt: 2007

Description: Units 1 and 6 are 3,000 SF each. Units 2 and 5 are 2,000 SF each. Each unit has 3-phase power, 14' roll-up door, 20-25' clear height and security cameras. Outdoor storage possible. Starting at \$79/SF. Owner is a licensed real estate agent.

Loopnet=16320735 Flex=09-111895 Paragon= PropertyLine= BizBuySell= OtherID=

Listing Date: 6/23/2009
Transaction ID: 4569
Available SF: 10000
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$79.00
CAP: n/a
Zoning:

Quail Creek Industrial Park (4404)

Closing Date:

Industrial/Office/Retail
Warehouse

696 S 5300 W Lot 2
Hurricane, UT 84737

Property Class:
YearBuilt: 2008

Description: Warehouse condos, adjacent to the County Fairgrounds, off of SR-9. Four separate buildings. Current tenants include A-Z Mining Supplies, Hansen Construction, Wild West Property Management and Rebel Bail Bonds. Purchase vanilla shell, in increments of 1,820 SF, for \$110/SF. Loopnet=16228480 Flex=09-110191 Paragon= PropertyLine= BizBuySell= OtherID=

Listing Date: 4/21/2009
Transaction ID: 4404
Available SF: 23660
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$200,200.00
CAP: n/a
Zoning: Industrial

Hurricane Gateway Crossing (4348)

Closing Date:

Industrial/Office/Retail
Warehouse

198 N Old Hwy 91 Phase 1,
Units 1 thru 7
Hurricane, Utah 84737

Property Class: A
YearBuilt:

Description: Highly desirable office-warehouse at Hurricane Gateway Crossing. (Easy I-15 access to Gateway Industrial Park. Located across the street from Pepsico.) Handsome, well-designed tilt-up concrete construction. 21-23' clear height. 3-Phase power. Partially leased. Sale priced at \$85/SF. Jason Griffith, Agent, has a small ownership interest.

Listing Date: 8/3/2007
Transaction ID: 4348
Available SF: 22800
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$1,938,000.00
CAP: n/a
Zoning: Industrial

Loopnet=15346643 Flex=09-109397 Paragon= PropertyLine= BizBuySell= OtherID=

Hurricane Gateway Crossing (2539)

Closing Date:

Industrial/Office/Retail
Warehouse



198 N Old Hwy 91
Hurricane, Utah 84737

Listing Date: 8/3/2007
Transaction ID: 2539
Available SF: 19800

Sale Price:
List Price: \$297,000.00
CAP: n/a
Zoning: Industrial

Property Class: A
YearBuilt:

Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Description: Lease, purchase part of LLC, or possible lease-options. Highly desirable office-warehouse at Hurricane Gateway Crossing. (Easy I-15 access to Gateway Industrial Park. Located across the street from Pepsico.) Handsome, well-designed tilt-up concrete construction. 21-23' clear height. 3-Phase power. Sale priced at \$90/SF with no office TI allowance. Jason Griffith, Agent, has a small ownership interest. Loopnet=15346643 Flex=09-108760 Paragon= PropertyLine= BizBuySell= OtherID=

Leased 10,000 SF Industrial Bldg for Sale (4615)

Closing Date:

Industrial/Office/Retail
Warehouse



589 N 3050 E
St. George, UT 84790

Listing Date: 6/24/2009
Transaction ID: 4615
Available SF: 10000
Acres: 0.3

Sale Price:
List Price: \$595,000.00
CAP: n/a
Zoning: M-2

Property Class:
YearBuilt:

Lot SF:
Office SF (ind): 1250
Yard SF (ind):

Description: Fully occupied building. The owner, Webster Countertops, occupies 5,500 SF of warehouse and 1,250 SF of office. There is an additional 1,250 SF of office, which is leased at \$800/Month, and 2,000 SF of warehouse, which is leased at \$700/Month.

Loopnet=16346105 Flex=09-112454 Paragon= PropertyLine= BizBuySell= OtherID=

Riverside Corner (4198)

Closing Date:

Industrial/Office/Retail
Warehouse



267 E 1400 S Suite 103
St. George, UT 84790

Listing Date: 12/13/2007
Transaction ID: 4198
Available SF: 4749
Acres:

Sale Price:
List Price: \$617,370.00
CAP: n/a
Zoning: C-3

Property Class: A
YearBuilt: 2007

Lot SF:
Office SF (ind):
Yard SF (ind):

Description: Retail-warehouse in the Riverside Drive area. Handsome construction. Easy access from downtown and I-15. \$130/SF for completed warehouse shell, which includes lighting and electrical panel. BROCHURE #2990

Loopnet=16090238 Flex=09-111106 Paragon= PropertyLine= BizBuySell= OtherID=

Riverside Corner (4197)

Closing Date:

Industrial/Office/Retail
Warehouse



267 E 1400 S Suite 104
St. George, UT 84790

Listing Date: 12/13/2007
Transaction ID: 4197
Available SF: 4749
Acres:

Sale Price:
List Price: \$617,370.00
CAP: n/a
Zoning: C-3

Property Class: A
YearBuilt: 2007

Lot SF:
Office SF (ind):
Yard SF (ind):

Description: Retail-warehouse in the Riverside Drive area. Handsome construction. Easy access from downtown and I-15. \$130/SF for completed warehouse shell, which includes lighting and electrical panel. BROCHURE #2990

Loopnet=16090238 Flex=09-111104 Paragon= PropertyLine= BizBuySell= OtherID=

Office/Warehouse (4241)

Closing Date:

Industrial/Office/Retail
Warehouse

1324 S Sandhill Rd
Washington, UT 84780

Property Class:
YearBuilt: 2008

Listing Date: 2/12/2009
Transaction ID: 4241
Available SF: 6174
Acres: 0.61
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$930,000.00
CAP: n/a
Zoning:

Description: Spacious Office/Warehouse for sale. 3-phase power, 12X14' overhead doors, fire sprinkled.
Loopnet=16154165 Flex=09-108931 Paragon= PropertyLine= BizBuySell= OtherID=

Office/Warehouse (4239)

Closing Date:

Industrial/Office/Retail
Warehouse

1460 E Washington Dam
Rd
Washington, UT 84780

Property Class:
YearBuilt: 2004

Listing Date: 2/12/2009
Transaction ID: 4239
Available SF: 6350
Acres: 0.54
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$580,000.00
CAP: n/a
Zoning: IND

Description: Office/Warehouse/Yard for sale. Possible seller financing.
Loopnet=16152838 Flex=09-108910 Paragon= PropertyLine= BizBuySell= OtherID=

Telegraph Warehouse (4739)

Closing Date:

Industrial/Office/Retail
Warehouse

400 W Telegraph St
Washington, UT 84780

Property Class:
YearBuilt: 2000

Listing Date: 9/17/2009
Transaction ID: 4739
Available SF: 12500
Acres: 0.87
Lot SF: 37897.2
Office SF (ind): 1250
Yard SF (ind):

Sale Price:
List Price: \$1,375,000.00
CAP: n/a
Zoning: C-2

Description: High visibility warehouse in a commercial zone. Close to I-15 and several big box stores.
Owner financing available.
Loopnet=16423115 Flex=09-114067 Paragon= PropertyLine= BizBuySell= OtherID=

Office & Storage Units (4658)

Closing Date:

Industrial/Storage Units



1006 N 1400 W
St. George, UT 84770

Property Class:
YearBuilt:

Listing Date: 8/11/2009
Transaction ID: 4658
Available SF: 3000
Acres: 0.16
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$263,000.00
CAP: n/a
Zoning: R-3

Description: For sale, lease or lease-option. Located just off Sunset Boulevard. 1,000 SF includes reception area, two offices, two full baths, 2 showers, conference room, kitchenette, granite counter tops. Has 2,000 SF of storage - 10 units total, which rent for roughly \$80 each per month.
Loopnet=16360031 Flex=09-112750 Paragon= PropertyLine= BizBuySell= OtherID=

Millcreek Industrial Warehouse (4591)

Closing Date:

Industrial/Warehouse/Distribution

3240 Deseret Dr

Listing Date: 6/11/2009

Sale Price:



St. George, UT 84790

Property Class:
YearBuilt:

Transaction ID: 4591 List Price: \$399,000.00
 Available SF: 6000 CAP: n/a
 Acres: 1.55 Zoning: M-2
 Lot SF:
 Office SF (ind): 1000
 Yard SF (ind):

Description: Industrial warehouse with showroom and office space, two 12' drive-in doors, one 12' dock-high door, fenced yard, partially paved. Plenty of circulation.
 Loopnet=16324601 Flex=09-111996 Paragon= PropertyLine= BizBuySell= OtherID=

Norandex Reynolds Building (2529)

Closing Date:

Industrial/Warehouse/Distribution



890 E Factory Dr
St. George, UT 84790

Property Class:
YearBuilt: 2006

Listing Date: 7/24/2007 Sale Price:
 Transaction ID: 2529 List Price: \$2,000,000.00
 Available SF: 25000 CAP: n/a
 Acres: 1.969 Zoning: M-1
 Lot SF:
 Office SF (ind):
 Yard SF (ind):

Description: Excellent property for an investor or partial owner/occupant. 80% occupied (60% by a national credit tenant on a long-term lease). Located in the Fort Pierce Industrial Park. Handsome construction.
 Loopnet=15295510 Flex=09-111137 Paragon= PropertyLine= BizBuySell= OtherID=

Southern Utah, State-of-the-Art Warehouse Facility (4624)

Closing Date:

Industrial/Warehouse/Distribution



4443 S Commerce Dr
St. George, UT 84790

Property Class:
YearBuilt: 2009

Listing Date: 7/27/2009 Sale Price:
 Transaction ID: 4624 List Price: \$3,575,726.00
 Available SF: 50855 CAP: n/a
 Acres: 2.39 Zoning: Industrial
 Lot SF:
 Office SF (ind):
 Yard SF (ind):

Description: Located in Ft. Pierce Industrial Park. Access from I-15, Exit 2 or 4. Approximately 30,000 SF main floor & 20,000 SF mezzanine. All cinder block construction, 3 roll-up doors, elevator, fire sprinklers on both levels, secured/fenced yard, entirely landscaped and paved. Many extras. Short sale. Present all offers.
 Loopnet=16353979 Flex=09-112621 Paragon= PropertyLine= BizBuySell= OtherID=

Great Industrial Bldg on West Side of St. George (4754)

Closing Date:

Industrial/Warehouse/Distribution



1054 N Westridge Dr
St. George, UT 84770

Property Class: A
YearBuilt: 2005

Listing Date: 9/30/2009 Sale Price:
 Transaction ID: 4754 List Price: \$1,800,000.00
 Available SF: 18000 CAP: n/a
 Acres: 1.06 Zoning: C-3
 Lot SF: 14373.6
 Office SF (ind): 500
 Yard SF (ind): 22000

Description: Best industrial building on the west side of St. George. Has (7) 16X18 & (2) 12X7.4 roll-up doors & (2) docks with 12X12 roll-up doors. Evaporative cooling, 24' ceiling height, overhead sprinklers, fenced yard with security cameras. Possible owner lease-back of 12,000 SF.
 Loopnet=16456422 Flex=09-114826 Paragon= PropertyLine= BizBuySell= OtherID=

Millcreek Industrial Bldg (4729)

Closing Date:

Industrial/Warehouse/Distribution

3146 E Deseret Dr
St. George, UT 84790

Listing Date: 9/14/2009 Sale Price:
 Transaction ID: 4729 List Price: \$3,100,000.00
 Available SF: 59000 CAP: n/a
 Acres: 2.99 Zoning: M-2



Property Class: B
YearBuilt: 1999

Lot SF: 130244
Office SF (ind): 5200
Yard SF (ind): 53800

Description: Millcreek Industrial Park warehouse for sale or lease. Handsome, quality built, high-cube distribution warehouse close to I-15. Designed for maximum flexibility with 39' ceiling height at ridge, 31' ceiling height at eaves, 3-phase power, 5.5" concrete floor, (4) 10 X 12 overhead doors, (8) 8 X 10 dock doors with levelers & bumpers. Lease price: \$.32/SF NNN. Owner is a licensed real estate agent. Loopnet=16434599 Flex=09-114363 Paragon= PropertyLine= BizBuySell= OtherID=
