

28,800 SF Industrial Building (5530)

Closing Date:

Industrial/Manufacturing



Chad Rd  
Veyo, UT 84782

Property Class:  
YearBuilt:

Listing Date: 12/28/2010  
Transaction ID: 5530  
Available SF: 28800  
Acres: 5  
Lot SF:  
Office SF (ind):  
Yard SF (ind):

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

Description: Acreage subject to lot split. Property includes: (2) 6 ton sandblast pots, compressed air, truck scale, pallet scale, industrial bag house, 3-phase power.

Loopnet=16977544 Flex=11-125809 Paragon= PropertyLine= BizBuySell= OtherID=

16,105 SF Warehouse Buildings (4758)

Closing Date:

Industrial/Office/Retail  
Warehouse**Distressed**

405 W 100 N  
Hurricane, UT 84737

Property Class:  
YearBuilt: 1965

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: \$239,000.00  
CAP: n/a  
Zoning: Com

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=

Blackhill Business Park (4569)

Closing Date:

Industrial/Office/Retail  
Warehouse**Distressed**

146 N Old Hwy 91  
Hurricane, UT 84737

Available after  
Property Class:  
YearBuilt: 2007

Listing Date: 6/23/2009  
Transaction ID: 4569  
Available SF: 52400  
Acres: 8  
Lot SF:  
Office SF (ind):  
Yard SF (ind):

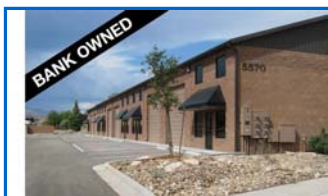
Sale Price:  
List Price: \$1,990,000.00  
CAP: n/a  
Zoning: Ind

Description: Distressed property (\$.55 on the dollar). Highway 91 frontage in Gateway Industrial Park. Near SR-9 and the I-15 interchange. Includes approximately 16,000 SF of office/warehouse, 66 storage units totaling 36,400 SF, and 5.25 +/- unused acres. Owner is a licensed real estate agent in Utah.

Loopnet=16320735 Flex=10-122394 Paragon= PropertyLine= BizBuySell= OtherID=

Block Office/Warehouse Units (5755)

Closing Date:

Industrial/Office/Retail  
Warehouse**Distressed**

5570 W 290 N Units 1-6  
Hurricane, UT 84737

Property Class:  
YearBuilt: 2008

Listing Date: 6/7/2011  
Transaction ID: 5755  
Available SF: 12000  
Acres:  
Lot SF:  
Office SF (ind):  
Yard SF (ind):

Sale Price:  
List Price:  
CAP: n/a  
Zoning:

Description: Multiple units available. Near the I-15 interchange. Frontage on Highway 91. Block construction with 12X14 roll-up door. Units 1,2,3,5 & 6 are \$105,000 each. Unit 4 is built out with an office and restroom for \$115,000. BANK OWNED. Possible seller financing.

Loopnet=17240586 Flex=11-130464,11-130465 Paragon= PropertyLine= BizBuySell= OtherID=

## Warehouse Building (5672)

Closing Date:

Industrial/Office/Retail  
Warehouse

70 S State St  
La Verkin, UT 84745

Property Class:  
YearBuilt:

Listing Date: 4/20/2011  
Transaction ID: 5672  
Available SF: 8316  
Acres: 0.28  
Lot SF: 12197  
Office SF (ind):  
Yard SF (ind):

Sale Price:  
List Price: \$259,000.00  
CAP: n/a  
Zoning:

Description: Warehouse building with 2 suites. (A cabinet shop is leasing 1 of the suites @ \$500/month.)  
Loopnet=17172002 Flex=11-129487 Paragon= PropertyLine= BizBuySell= OtherID=

## Ft. Pierce Net Leased Investment (5767)

Closing Date:

Industrial/Office/Retail  
Warehouse**Distressed**

4230 S 950 E  
St. George, UT 84790

Property Class: A  
YearBuilt: 2007

Listing Date: 7/5/2011  
Transaction ID: 5767  
Available SF: 10529  
Acres:  
Lot SF: 0.99  
Office SF (ind): 4400  
Yard SF (ind):

Sale Price:  
List Price: \$700,000.00  
CAP: 8.00%  
Zoning: M-1

Description: BANK OWNED, 8%+ CAP investment property in Ft. Pierce Industrial Park. Beautiful interior build out and large, fenced yard. Tenants have great rental and business history. Property also ideal for owner/occupant (manufacturing, distribution or any business in the construction industry). Please call agent for showing instructions. DO NOT DISTURB TENANTS.  
Loopnet= Flex= Paragon= PropertyLine= BizBuySell= OtherID=

## Riverside Corner (4198)

Closing Date:

Industrial/Office/Retail  
Warehouse

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

Property Class: A  
YearBuilt: 2007

Listing Date: 12/13/2007  
Transaction ID: 4198  
Available SF: 4749  
Acres:  
Lot SF:  
Office SF (ind):  
Yard SF (ind):

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

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=11-126626 Paragon= PropertyLine= BizBuySell= OtherID=

## Riverside Corner (4197)

Closing Date:

Industrial/Office/Retail  
Warehouse

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

Property Class: A  
YearBuilt: 2007

Listing Date: 12/13/2007  
Transaction ID: 4197  
Available SF: 4749  
Acres:  
Lot SF:  
Office SF (ind):  
Yard SF (ind):

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

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=11-126627 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

Description: Office/Warehouse/Yard for sale. Possible seller financing.  
Loopnet=16152838 Flex=11-127221 Paragon= PropertyLine= BizBuySell= OtherID=

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

## Office/Warehouse (4241)

Closing Date:

Industrial/Office/Retail  
Warehouse

1324 S Sandhill Dr  
Washington, UT 84780

Property Class:  
YearBuilt: 2008

Description: Spacious Office/Warehouse for sale. 3-phase power, 12X14' overhead doors, fire sprinkled.  
Loopnet=16154165 Flex=11-127222 Paragon= PropertyLine= BizBuySell= OtherID=

Listing Date: 2/12/2009  
Transaction ID: 4241  
Available SF: 9500  
Acres: 0.61  
Lot SF:  
Office SF (ind):  
Yard SF (ind):

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

## Office/Warehouse/Yard (5621)

Closing Date:

Industrial/Office/Retail  
Warehouse

1410 Rio Virgin Dr  
Washington, UT 84780

Property Class:  
YearBuilt: 2000

Description: Office/warehouse/yard in Rio Virgin Industrial Park. Newer interior finish, 20' clear height, 12X14 overhead doors, secure yard. BROCHURE #5027  
Loopnet=17075522 Flex=11-127811 Paragon= PropertyLine= BizBuySell= OtherID=

Listing Date: 3/7/2011  
Transaction ID: 5621  
Available SF: 5400  
Acres: 1  
Lot SF:  
Office SF (ind):  
Yard SF (ind):

Sale Price:  
List Price: \$450,000.00  
CAP: n/a  
Zoning: IND

## Telegraph Warehouse (4739)

Closing Date:

Industrial/Office/Retail  
Warehouse

400 W Telegraph St  
Washington, UT 84780

Property Class:  
YearBuilt: 2000

Description: High visibility warehouse in a commercial zone. Close to I-15 and several big box stores. Owner financing available.  
Loopnet=16423115 Flex=11-125674 Paragon= PropertyLine= BizBuySell= OtherID=

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

## Gibson Carpet Gallery (5539)

Closing Date:

Industrial/Warehouse/Distribution

3815 S 1600 E  
St. George, UT 84790

Listing Date: 1/13/2011  
Transaction ID: 5539

Sale Price:  
List Price: \$530,000.00



**Property Class:**  
**YearBuilt: 2007**

**Available SF:** 5520      **CAP:** n/a  
**Acres:** 1.33      **Zoning:** M-1  
**Lot SF:** 57934.8  
**Office SF (ind):**  
**Yard SF (ind):**

**Description:** Industrial warehouse available in the Fort Pierce Industrial Park. 3 Phase/225 Amp power, radiant heat, (3) 12 x 14 OH doors, fire sprinklers. BROCHURE 5538  
**Loopnet=17021403 Flex=11-126812 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. BROCHURE #2345  
**Loopnet=15295510 Flex=11-125830 Paragon= PropertyLine= BizBuySell= OtherID=**

**Small Industrial Condo Unit (5295)**

**Closing Date:**

**Industrial/Warehouse/Distribution**



**620 N 1100 E Unit 6**  
**St. George, UT 84770**

**Property Class:**  
**YearBuilt: 1996**

**Listing Date:** 7/7/2010      **Sale Price:**  
**Transaction ID:** 5295      **List Price:** \$119,900.00  
**Available SF:** 1800      **CAP:** n/a  
**Acres:** 0.03      **Zoning:** PD-MFG  
**Lot SF:**  
**Office SF (ind):**  
**Yard SF (ind):**

**Description:** Small industrial condo unit in St. George Industrial Park: 990 SF warehouse, 450 SF 1st floor office, 360 SF mezzanine office. Nice block construction.  
**Loopnet=16769743 Flex=10-121852 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:** \$1,500,000.00  
**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=**