

Manufacturing & Office Facility (6501)

Closing Date:

Industrial/Manufacturing



188 N 3050 E
St. George, UT 84720

Property Class:
YearBuilt: 1998

Listing Date: 8/17/2012
Transaction ID: 6501
Available SF: 57907
Acres: 4.39
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$2,199,000.00
CAP: n/a
Zoning: M-2

Description: 7 swamp coolers, radiant heat. Single story includes 49'x100' interior clean/uv room. Includes swing crane.

Loopnet=17818779 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

Classic Contractors Building (4209)

Closing Date:

Industrial/Office/Retail
Warehouse

3811 S 1500 E Cir Unit 211
St. George, UT 84790

Property Class:
YearBuilt:

Listing Date: 10/23/2012
Transaction ID: 4209
Available SF: 2500
Acres: 0.35
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$184,900.00
CAP: n/a
Zoning: I-M

Description: UNIT 211: VACANT - UNIT SIZE: SIZE:2,500 SF & 0.35 ACRES ,OFFICE: 1,440SF (900 DOWNSTAIRS, 540 UP), WAREHOUSE: 1,060 SF EACH.20' CLEAR HEIGHT, 10'X12' GROUND LEVEL ROLL-UP DOOR, 400 AMP,3-PHASE POWER, 0.2 ACRE PAVED AREA, FULLY FENCED YARD WITH GATEZONED M-1, EASY I-15 ACCESS, NEAR AIRPORT, CHEAPEST POWER IN STATE.

Loopnet=17855646 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

Ft. Pierce Flex Space (6656)

Closing Date:

Industrial/Office/Retail
Warehouse

1076 E Commerce Dr
St. George, UT 84790

Property Class:
YearBuilt: 2004

Listing Date: 10/23/2012
Transaction ID: 6656
Available SF: 59844
Acres: 5
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price:
CAP: n/a
Zoning: I-M

Description: 68,000 SF ON 5 ACRES, TWO INDUSTRIAL BUILDINGS COMPRISING: BUILDING 1076 - 48,000 SF, 4 SUITES OF 12,000 SF, 1 UNITLEASED, (4)10'X12' DOCK DOORS & (4)12'X16' GROUND LEVEL DOORSBUILDING 1030 - 20,000 SF, 4 SUITES OF 5,000 ST, 1 UNIT LEASED,(8) 12'X16' GROUND LEVEL DOORS. CONCRETE TILT UP, 26' CLEAR HEIGHT, FENCED YARD AREAFLOOR DRAINS, FIRE SPRINKLERS, GAS HEATERS, PRICE UNDISCLOSED, SELLER MOTIVATED

Loopnet=17855645 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: <\\naiserver1\Data\Common\Brochures\Other\6656 = loop17855645 = Ft Pierce Flex Space.pdf>

Closing Comments:

Ft. Pierce Office/Warehouse (6581)

Closing Date:

Industrial/Office/Retail
Warehouse

4230 S 950 E 2 Units

Listing Date: 9/27/2012

Sale Price:



St. George, UT 84790

Property Class:
YearBuilt: 2007

Transaction ID: 6581
Available SF: 10529
Acres:
Lot SF: 0.99
Office SF (ind):
Yard SF (ind):

List Price: \$860,000.00
CAP: n/a
Zoning: M-1

Description: Block construction with large, fenced/secured yard and beautiful interior build-out. Very functional, 2-level office space in each unit. Ideal for manufacturing, distribution or any other industrial use. Call Curren to schedule a showing. DO NOT DISTURB TENANT(S).

Loopnet=17876138 WashCo=12-141376 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\For Sale\Industrial\6581 = Curren = 4230 S 950 E.pdf](#)

Closing Comments:

Industrial Investment Property (6775)

Closing Date:

Industrial/Office/Retail
Warehouse

765 N Red Rock Rd
St. George, UT 84770

Property Class:
YearBuilt: 2006

Listing Date: 12/6/2012
Transaction ID: 6775
Available SF: 11293
Acres: 1.76
Lot SF: 76776
Office SF (ind): 720
Yard SF (ind): 10000

Sale Price:
List Price: \$715,000.00
CAP: n/a
Zoning: M-1

Description: Includes two buildings, storage units and 1,867 SF of covered awning. (Newest building was rebuilt in 2006.) Close to downtown. Great freeway access. There are six tenants plus the storage units. DO NOT DISTURB TENANTS.

Loopnet=17957038 WashCo=12-142721 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\For Sale\Industrial\6775 = Curren = 765 N Red Rock Rd.pdf](#)

Closing Comments:

JB's Roof Supply (6654)

Closing Date:

Industrial/Office/Retail
Warehouse

4379 S Progressive Dr
St. George, UT 84790

Property Class:
YearBuilt: 2007

Listing Date: 10/22/2012
Transaction ID: 6654
Available SF: 2160
Acres: 1.13
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$275,000.00
CAP: n/a
Zoning: M-1

Description: FULLY FENCED, SECURED YARD; 2 OFFICES, STORAGE, 3 BATHROOMS; READY FOR OCCUPANCY; LOCATED IN FT PIERCE INDUSTRIAL PARK, ZONED M-1, MANUFACTURING, NEAR NEW AIRPORT CHEAPEST POWER IN THE STATE. SELLER HAS OVER \$460K INTO THE PROPERTY.

Loopnet=17844162 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

JG Investments' Building (3473)

Closing Date:

Industrial/Office/Retail
Warehouse

785 E Venture Dr
St. George, UT 84790

Property Class:
YearBuilt: 2007

Listing Date: 1/10/2013
Transaction ID: 3473
Available SF: 9300
Acres: 1.42
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$1,450,000.00
CAP: n/a
Zoning: I-M

Description: Fenced Yard, available immediately.

Loopnet=15696463 WashCo= IronCo= PropertyLine=475103 BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\Other\3473 = loop15696463 = JG Building.pdf](#)

Closing Comments:

Millcreek Industrial Warehouse (7094)

Closing Date:

Industrial/Office/Retail
Warehouse

3240 Deseret Dr Bldg 1
St. George, UT 84770

Property Class:
YearBuilt: 2004

Listing Date: 4/18/2013
Transaction ID: 7094
Available SF: 6000
Acres: 1.55
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$389,000.00
CAP: n/a
Zoning: M-2

Description: Showroom and office space. Warehouse has two 12' drive-in doors and one 12' dock high door. Plenty of circulation. Fenced yard. Partially paved. Convenient I-15, Exit 10 access. Tenant on a month-to-month lease.

Loopnet=18149389 WashCo=13-146199 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\nai-server\1\Data\Common\Brochures\For Sale\Industrial\7094 = Walter = 3240 Deseret Dr.pdf](#)

Closing Comments:

Small Industrial Condo Unit (6661)

Closing Date:

Industrial/Office/Retail
Warehouse

662 N 1100 E Unit #2
St. George, UT 84770

Property Class:
YearBuilt: 1996

Listing Date: 10/23/2012
Transaction ID: 6661
Available SF: 1242
Acres: 0.03
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$124,900.00
CAP: n/a
Zoning: M-1

Description: Vacant office warehouse unit. Great location with roll up doors and small office air conditioner. Lowered ceiling comes with compressor - seller financing. 25k down, 6% , 30 amtor. with 3 to 5 year call. Payment same as rent.

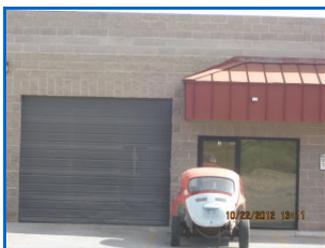
Loopnet=17917083 WashCo=12-141603 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

Small Industrial Condo Unit (4666)

Closing Date:

Industrial/Office/Retail
Warehouse

662 N 1100 E Unit #1
St. George, UT 84770

Property Class:
YearBuilt: 1996

Listing Date: 10/23/2012
Transaction ID: 4666
Available SF: 1242
Acres: 0.03
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$124,900.00
CAP: n/a
Zoning: M-1

Description: Great office/warehouse unit in the St. George Industrial Park. Currently rented month to month - will sell with seller financing. Will look at offers. clean unit.25k down 6%, 30 year amtor. 3 to 5 year balloon.

Loopnet= WashCo=12-141601 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

Prime Property on Dixie Dr (6583)

Closing Date:

Industrial/Office/Retail
Warehouse

415 S Dixie Dr
St. George, UT 84770

Property Class: C
YearBuilt: 1975

Listing Date: 9/17/2012
Transaction ID: 6583
Available SF: 99000
Acres: 5
Lot SF:
Office SF (ind):

Sale Price:
List Price: \$4,500,000.00
CAP: n/a
Zoning: PD COM

**Yard SF (ind):**

Description: Office/Retail Warehouse. One of a kind location on Dixie Drive. Zoned PD-Commercial/Residential. Layout of conceptual master plan. Additional 6 acres available for \$1,800,000. Zoning approval includes 200+ door independent living units. BROCHURE #6583
Loopnet=17884883 WashCo=12-141472 IronCo= PropertyLine= BizBuySell= OtherID=
Brochure: [\\naiserver1\Data\Common\Brochures\For Sale\Land\6583 = Roger = 415 S Dixie Drive.pdf](#)
Closing Comments:

National Net Leased Investment Property (6215)**Closing Date:****Industrial/Warehouse/Distribution**

298 N Industrial Rd
St. George, UT 84770

Listing Date: 4/10/2012
Transaction ID: 6215
Available SF: 20945
Acres: 1.96
Lot SF: 85377
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$1,899,000.00
CAP: n/a
Zoning:

Property Class:
YearBuilt:

Description: Net leased investment with national credit tenants. New 3-year lease in place with options. \$100,000 NOI with potential increases. Located on busy Red Hills Parkway frontage road - 25,000 cars pass site every day. Abundant parking and yard space. DO NOT DISTURB TENANTS! Call Curren with questions or to schedule showing.

Loopnet=17642556 WashCo=12-137460 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\For Sale\Industrial\6215 = Curren = 298 N Industrial Rd.pdf](#)

Closing Comments:

Norandex Reynolds Building (2529)**Closing Date:****Industrial/Warehouse/Distribution**

890 E Factory Dr
St. George, UT 84790

Listing Date: 7/24/2007
Transaction ID: 2529
Available SF: 25000
Acres: 1.969
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$2,000,000.00
CAP: n/a
Zoning: M-1

Property Class:
YearBuilt: 2006

Description: Excellent property for an investor or partial owner/occupant. 60% occupied (by a national credit tenant on a long-term lease). Located in the Fort Pierce Industrial Park. Handsome construction. BROCHURE #5648

Loopnet=15295510 WashCo=13-143343 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\For Sale\Industrial\5648 = Jason-Meeja = 890 E Factory Dr.pdf](#)

Closing Comments:

Prime Industrial Location (4968)**Closing Date:****Industrial/Warehouse/Distribution**

477 N Industrial Rd
St. George, UT 84770

Listing Date: 1/10/2013
Transaction ID: 4968
Available SF: 17640
Acres: 1.93
Lot SF:
Office SF (ind): 2156
Yard SF (ind):

Sale Price:
List Price: \$599,000.00
CAP: n/a
Zoning: M-1

Property Class:
YearBuilt: 1960

Description: 2,156 SF office; 15,484 sf warehouse. Clear height: 15' to truss, 22.5' to top. 3-phase power, 220V/800amp. Gas radiant heating, swamp cooling; concrete floor thickness: 10-12" estimated.

Loopnet= WashCo= IronCo= PropertyLine=580503 BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\Other\4968 = propline580503 = Prime Industrial Location.pdf](#)

Closing Comments:

Dixie Ambulance Facility (7090)

Closing Date:

Retail/Free Standing



587 N 600 W
St. George, UT 84770

Property Class:
YearBuilt: 1998

Listing Date: 4/11/2013
Transaction ID: 7090
Available SF: 11976
Acres: 0.64
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$830,000.00
CAP: n/a
Zoning: C-3

Description: Great location just off of North Bluff Street. Built out office space, conference rooms, lounge, bathrooms, sleeping quarters, laundry, storage and 4 drive-thru vehicle bays. One-of-a-kind facility that could be retrofitted for multiple uses.

Loopnet=18141568 WashCo=13-146047 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\nai-server1\Data\Common\Brochures\FOR Sale\Industrial\7090 = Walter = 587 N 600 W.pdf](#)

Closing Comments: