

## Manufacturing Facility (6504)

Closing Date:

Industrial/ Manufacturing



188 N 3050 E  
St. George, UT 84720

Listing Date: 8/17/2012  
Available SF: 47973  
Minimum SF: 5000  
Acres: 4.39

Lease Type : NNN  
\$ / SF: \$3.96  
Desired Term  
(yrs.):  
CAM / SF:  
Taxes / SF:

Property Class:  
YearBuilt: 1998

Lot SF:  
Office SF (Ind):  
Yard SF (Ind):

Ask  
NNN  
\$3.96  
n/a  
n/a

Actual  
Total \$\$

Description: 20 swamp coolers, radiant heat.

Loopnet=17818762 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

## Classic Contractors Building (6660)

Closing Date:

Industrial/ Office/Retail Warehouse



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

Listing Date: 10/23/2012  
Available SF: 2500  
Minimum SF: 2500  
Acres: 0.35

Lease Type : NNN  
\$ / SF: \$4.80  
Desired Term  
(yrs.):  
CAM / SF:  
Taxes / SF:

Property Class:  
YearBuilt:

Lot SF:  
Office SF (Ind): 1440  
Yard SF (Ind):

Ask  
NNN  
\$4.80  
n/a  
n/a

Actual  
Total \$\$

Description: UNIT 211: VACANT - UNIT SIZE: SIZE:2,500 SF &amp; 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=17855637 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

## Ft. Pierce Flex Space (6814)

Closing Date:

Industrial/ Office/Retail Warehouse



1076 E Commerce Dr  
Units 100, 200, 300, 400  
St. George, UT 84790

Listing Date: 10/23/2012  
Available SF: 36000  
Minimum SF: 5000  
Acres: 5

Lease Type : NNN  
\$ / SF: \$4.20  
Desired Term  
(yrs.):  
CAM / SF:  
Taxes / SF:

Property Class:  
YearBuilt: 2004

Lot SF:  
Office SF (Ind):  
Yard SF (Ind):

Ask  
NNN  
\$4.20  
n/a  
n/a

Actual  
Total \$\$

Description: Each unit comprises 708 SF of office and 4,292 SF of Warehouse. 26' clear height, (2) 12'x'16' bay doors, concrete tilt up, floor drains, fire sprinklers, gas heaters; yard area negotiable.

Loopnet=17943444 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\Other\6814 = loop17943444 = Ft Pierce Flex Space.pdf](#)

Closing Comments:

## Ft. Pierce Office/Warehouse (6582)

Closing Date:

Industrial/ Office/Retail Warehouse

4230 S 950 E 2 Units  
St. George, UT 84790

Listing Date: 9/27/2012  
Available SF: 10529  
Minimum SF: 5215  
Acres:  
Lot SF: 0.99

Lease Type : NNN  
\$ / SF: \$7.56  
Desired Term  
(yrs.): 3  
CAM / SF:

Property Class:  
YearBuilt: 2007

Office SF (Ind):

Ask  
NNN  
\$7.56  
3  
\$0.07

Actual  
Total \$\$



**Yard SF (Ind):** Taxes / SF: \$0.05  
**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. Lease all or part. Call Curren to schedule a showing. **DO NOT DISTURB TENANT(S).**  
**BROCHURE #6581**  
 Loopnet=17876150 WashCo=12-141376 IronCo= PropertyLine= BizBuySell= OtherID=  
 Brochure: [\nai-server\1\Data\Common\Brochures\For Sale\Industrial\6581 = Curren = 4230 S 950 E.pdf](#)  
**Closing Comments:**

**In-Town Office/Warehouse (6889)**

**Closing Date:**

**Industrial/ Office/Retail Warehouse**



**1325 S 320 E Unit 6**      **Listing Date:** 1/25/2013      **Ask**      **Actual**  
**St. George, UT 84790**      **Available SF:** 2850      **Lease Type :** MG  
                                  **Minimum SF:** 2850      **\$ / SF:** \$4.80  
                                  **Acres:**      **Desired Term**  
                                  **Lot SF:**      **(yrs.):**  
**Property Class:**      **Office SF (Ind):** 1000      **CAM / SF:** n/a      **Total \$\$**  
**YearBuilt:** 1996      **Yard SF (Ind):**      **Taxes / SF:** n/a  
**Description:** Office/warehouse near I-15 and close to downtown. Nicely finished offices, reception area, warehouse and mezzanine. Flexible lease terms. Leasing incentives available. **BROCHURE #6580**  
 Loopnet=17889873 WashCo=13-143776 IronCo= PropertyLine= BizBuySell= OtherID=  
 Brochure: [\nai-server\1\Data\Common\Brochures\For Lease\Industrial\6580 = Wes = 1325 S 320 E.pdf](#)  
**Closing Comments:**

**LKL Building (4546)**

**Closing Date:**

**Industrial/ Office/Retail Warehouse**



**4285 S River Rd**      **Listing Date:** 8/2/2011      **Ask**      **Actual**  
**St. George, UT 84790**      **Available SF:** 32223      **Lease Type :** NNN  
                                  **Minimum SF:** 7000      **\$ / SF:** \$7.20  
                                  **Acres:**      **Desired Term**  
                                  **Lot SF:**      **(yrs.):**  
**Property Class:**      **Office SF (Ind):**      **CAM / SF:** n/a      **Total \$\$**  
**YearBuilt:** 2005      **Yard SF (Ind):**      **Taxes / SF:** n/a  
**Description:** A concrete tilt-up maximum efficiency warehouse distribution building that features nearly an acre of outside storage.  
 Loopnet=16261615 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=  
**Brochure:**  
**Closing Comments:**

**Office Warehouse (6379)**

**Closing Date:**

**Industrial/ Office/Retail Warehouse**



**4241 S River Rd**      **Listing Date:** 7/1/2012      **Ask**      **Actual**  
**St. George, UT 84770**      **Available SF:** 6890      **Lease Type :** NNN  
                                  **Minimum SF:** 6890      **\$ / SF:** \$4.80  
                                  **Acres:** 1.5      **Desired Term**  
                                  **Lot SF:**      **(yrs.):**  
**Property Class:**      **Office SF (Ind):** 2285      **CAM / SF:** n/a      **Total \$\$**  
**YearBuilt:** 2007      **Yard SF (Ind):**      **Taxes / SF:** n/a  
**Description:** 1.5 acres paved, fully-fenced yard.  
 Loopnet= WashCo= IronCo= PropertyLine=619715 BizBuySell= OtherID=  
**Brochure:**  
**Closing Comments:**

**Office Warehouse on North Bluff (6964)**

**Closing Date:**

**Industrial/ Office/Retail Warehouse**

**765 N Bluff St 3 Spaces**      **Listing Date:** 2/4/2013      **Ask**      **Actual**



St. George, UT 84770

Available SF:	3250	Lease Type :	NNN
Minimum SF:	1000	\$ / SF:	\$7.47
Acres:	2	Desired Term	
Lot SF:	90169	(yrs.):	
Office SF (Ind):		CAM / SF:	n/a
Yard SF (Ind):		Taxes / SF:	n/a

Property Class:  
YearBuilt: 1982

Total \$\$

Description: This space has 4 offices ready to go and two large room that can be for meetings or sectioned to suit. Price is as is and tenant does remaining build out. This is rented by the owner so no middle man to deal with. Private parking and two entrances, tow bathrooms and can be divided into smaller unit. The city has building as a C3 use which makes it very fit many uses. There are no load baring walls and drop ceiling so its easy to modify to different uses. Can be split into two units.

Loopnet=18010708 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

Office/Warehouse &amp; Yard (7017)

Closing Date:

Industrial/ Office/Retail Warehouse



892 E Commerce Dr Unit  
B  
St. George, UT 84790

Listing Date:	3/15/2013	Ask	Actual
Available SF:	3400	Lease Type :	MG
Minimum SF:	3400	\$ / SF:	\$5.64
Acres:		Desired Term	
Lot SF:		(yrs.):	
Office SF (Ind):		CAM / SF:	n/a
Yard SF (Ind):		Taxes / SF:	n/a

Total \$\$

Property Class:  
YearBuilt: 2008

Description: Cooled warehouse with 20' interior clear height and 3-phase power. Block construction. Nice office finish and mezzanine. Secure yard. Near I-15 interchange. Lease for \$1,500/month MG.

Flexible terms.

Loopnet=18093058 WashCo=13-145299 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\nai-server\1\Data\Common\Brochures\FOR Lease\Industrial\7017 = Wes = 892 E Commerce Dr.pdf](#)

Closing Comments:

R&amp;R Industrial Center, PH 2 (6707)

Closing Date:

Industrial/ Office/Retail Warehouse



677 N 3050 E Unit 2  
St. George, UT 84790

Listing Date:	10/31/2012	Ask	Actual
Available SF:	1500	Lease Type :	NNN
Minimum SF:	1500	\$ / SF:	\$4.80
Acres:		Desired Term	
Lot SF:		(yrs.):	
Office SF (Ind):		CAM / SF:	n/a
Yard SF (Ind):		Taxes / SF:	n/a

Total \$\$

Property Class:  
YearBuilt: 1995

Description: Office/Warehouse space available in R&R Industrial Park. Located south of Costco, near the I-15 exit. Great visibility and easy access. BROCHURE #6707

Loopnet=17910149 WashCo=12-141928 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\nai-server\1\Data\Common\Brochures\FOR Lease\Industrial\6707 = Jason-Meeja = 677 N 3050 E.pdf](#)

Closing Comments:

Sunchase Business Park (4367)

Closing Date:

Industrial/ Office/Retail Warehouse

3884 S River Rd  
St. George, UT 84790

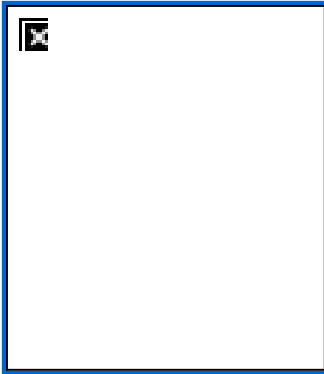
Listing Date:	1/10/2013	Ask	Actual
Available SF:	20000	Lease Type :	NNN
Minimum SF:	5000	\$ / SF:	\$4.20
Acres:		Desired Term	
Lot SF:		(yrs.):	
Office SF (Ind):		CAM / SF:	n/a
Yard SF (Ind):		Taxes / SF:	n/a

Total \$\$

Property Class:  
YearBuilt:

Description: Flex Space available, close to new airport. Clear height 24'; heavy power; ground high overhead doors.

Loopnet= WashCo= IronCo= PropertyLine=580498 BizBuySell= OtherID=



Brochure: [\\naiserver1\Data\Common\Brochures\Other\4367 = propline580498 = Sunchase Business Park.pdf](#)  
 Closing Comments:

Dixie Sunset Plaza Warehouse (6230)

Closing Date:

Industrial/ Office/Retail Warehouse



1812 W Sunset Blvd  
 Various  
 St. George, UT 84770

Listing Date: 4/18/2012  
 Available SF: 1375  
 Minimum SF: 1375  
 Acres:  
 Lot SF:  
 Office SF (Ind):  
 Yard SF (Ind):

Lease Type :	Ask	Actual
\$ / SF:	MG	
Desired Term	\$6.60	Confidential
(yrs.):		
CAM / SF:	n/a	Total \$\$
Taxes / SF:	n/a	

Property Class: B  
 YearBuilt: 2000

Description: Small office/warehouse space with roll-up door. Unit has air conditioned office, evaporative cooled warehouse and 3-phase power. Lease for \$750/month MG.

Loopnet=17692077 WashCo=13-146146 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\For Lease\Industrial\6230 = Chappell = 1812 W Sunset Blvd.pdf](#)

Closing Comments:

400 East Building (6566)

Closing Date:

Industrial/ Warehouse/Distribution



1358 S 400 E Unit 2  
 St. George, UT 84790

Listing Date: 9/19/2012  
 Available SF: 10332  
 Minimum SF: 6400  
 Acres:  
 Lot SF:  
 Office SF (Ind):  
 Yard SF (Ind):

Lease Type :	Ask	Actual
\$ / SF:	NNN	
Desired Term	\$5.64	
(yrs.):		
CAM / SF:	n/a	Total \$\$
Taxes / SF:	n/a	

Property Class:  
 YearBuilt: 1999

Description: High visibility office/warehouse, just off of Riverside Drive. Former John Deere location. Adjacent to Daltille on 400 East. Has 2 offices, small showroom, mezzanine storage and small/fenced side yard storage.

Loopnet=17866627 WashCo=12-141217 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\For Lease\Industrial\6566 = Jason-Meeja = 1358 S 400 E.pdf](#)

Closing Comments:

Enclos Building (5486)

Closing Date:

Industrial/ Warehouse/Distribution



4041 S River Rd  
 St. George, UT 84790

Listing Date: 2/20/2012  
 Available SF: 50272  
 Minimum SF: 50272  
 Acres: 8  
 Lot SF:  
 Office SF (Ind):  
 Yard SF (Ind):

Lease Type :	Ask	Actual
\$ / SF:	NNN	
Desired Term	\$6.24	
(yrs.):		
CAM / SF:	n/a	Total \$\$
Taxes / SF:	n/a	

Property Class:  
 YearBuilt: 2004

Description: 45,251 sq ft Manufacturing/Production Space + 4934 sq ft Office space - 2 story (2467 sq ft each floor.) 8 acre site, fully paved and landscaped. Compliant with CC&R's, includes 108 parking stalls. 14' to 19' clear height, 800 AMP 3 Phase 480 Volt Power, "Wet" style fire sprinklers. 465 watt Hi-Bay



metal halide lighting in manufacturing area. 4- 8'w x 9' h dock shipping/receiving doors. Multiple oversize doors.  
 Loopnet=16879021 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=  
 Brochure:  
 Closing Comments:

Former Machine Shop (5835)

Closing Date:

Industrial/ Warehouse/Distribution



1564 E 3950 S  
 St. George, UT

Listing Date: 8/17/2011  
 Available SF: 7000  
 Minimum SF: 7000  
 Acres: 1.43  
 Lot SF:  
 Office SF (Ind): 2466  
 Yard SF (Ind):

Lease Type : NNN  
 \$ / SF: \$5.40  
 Desired Term (yrs.):  
 CAM / SF: n/a  
 Taxes / SF: n/a

Ask  
 Actual  
 Total \$\$

Property Class:  
 YearBuilt: 2005

Description: 5 TON BRIDGE CRANE; 4 GL DOORS WITH DRIVE-THRU CAPACITY; LARGE FENCE YARD; SPRAN BOOTH WITH 1 28X14' DOOR; 1 WASH-OUT DRAINS.  
 Loopnet=17040479 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=  
 Brochure:  
 Closing Comments:

Ft. Pierce Industrial Building (5966)

Closing Date:

Industrial/ Warehouse/Distribution



4332 S Enterprise Dr  
 St. George, UT 84790

Listing Date: 12/9/2011  
 Available SF: 13376  
 Minimum SF: 13376  
 Acres: 3  
 Lot SF:  
 Office SF (Ind):  
 Yard SF (Ind):

Lease Type : NNN  
 \$ / SF: \$4.68  
 Desired Term (yrs.):  
 CAM / SF: n/a  
 Taxes / SF: \$0.07

Ask  
 Actual  
 Total \$\$

Property Class:  
 YearBuilt: 2008

Description: Steel frame construction, six docks, four 10X10 roll-up doors, 30' total wall height, multiple skylights, 208 3-phase power. Paved parking with room to expand buildings. Located minutes from the new St. George Regional Airport (jet service). Three-hundred+ sunny days per year provides for ideal shipping and receiving. BROCHURE #5965  
 Loopnet=17491747 WashCo=12-134562 IronCo= PropertyLine= BizBuySell= OtherID=  
 Brochure: [\\naiserver1\Data\Common\Brochures\For Lease\Industrial\5965 = Ryan = 4332 S Enterprise Dr.pdf](#)  
 Closing Comments:

Millcreek Distribution/Warehouse (6436)

Closing Date:

Industrial/ Warehouse/Distribution



439 N 3050 E  
 St. George, UT 84790

Listing Date: 7/31/2012  
 Available SF: 52747  
 Minimum SF: 52747  
 Acres: 4  
 Lot SF:  
 Office SF (Ind):  
 Yard SF (Ind):

Lease Type : NNN  
 \$ / SF: \$4.20  
 Desired Term (yrs.):  
 CAM / SF: n/a  
 Taxes / SF: n/a

Ask  
 Actual  
 Total \$\$

Property Class:  
 YearBuilt: 1996

Description: Acres: 3.5 w/approx. 1.5 acres in rear for expansion - Located just off I-15 main breaker panel 12/208V, 600 amp, two sub-panels with 120/208V, 225 amp. 14-8'X8' & 2-8'X9' dock doors with levelers, one 12'X14' rollup door on north side Clear Height: 31' south side, 32' center, 31' north side, 9 1/2' front east side 6" concrete floor  
 Loopnet=17768751 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=  
 Brochure:  
 Closing Comments:

Millcreek Warehouse (5827)

Closing Date:

Industrial/ Warehouse/Distribution

314 N 3050 E Suite 1

Listing Date: 8/4/2011  
 Available SF: 33200

Lease Type : NNN

Ask  
 Actual



St. George, UT 84790

Property Class:  
YearBuilt: 2005

Description: GORGEOUS OFFICE FINISH, UPGRADES THROUGHOUT - \$0.07 CAMS  
Loopnet=17068517 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:  
Closing Comments:

<b>Minimum SF:</b>	<b>8000</b>	<b>\$ / SF:</b>	<b>\$4.20</b>	
<b>Acres:</b>		<b>Desired Term</b>		
<b>Lot SF:</b>		<b>(yrs.):</b>		
<b>Office SF (Ind):</b>	<b>9065</b>	<b>CAM / SF:</b>	<b>\$0.07</b>	<b>Total \$\$</b>
<b>Yard SF (Ind):</b>		<b>Taxes / SF:</b>	<b>n/a</b>	

Norandex Reynolds Building (2345)

Closing Date:

Industrial/ Warehouse/Distribution



890 E Factory Dr Unit 2  
St. George, UT 84790

Property Class:  
YearBuilt: 2006

Description: Newer warehouse space in the Ft. Pierce Industrial Park. Build-to-suit office negotiable.  
BROCHURE #5648

Loopnet=15225635 WashCo=13-143342 IronCo= PropertyLine= BizBuySell= OtherID=

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

Closing Comments:

<b>Listing Date:</b>	<b>6/7/2007</b>	<b>Ask</b>	<b>Actual</b>
<b>Available SF:</b>	<b>5000</b>	<b>Lease Type :</b>	<b>MG</b>
<b>Minimum SF:</b>	<b>5000</b>	<b>\$ / SF:</b>	<b>\$4.80</b>
<b>Acres:</b>		<b>Desired Term</b>	<b>3 to 5</b>
<b>Lot SF:</b>		<b>(yrs.):</b>	
<b>Office SF (Ind):</b>		<b>CAM / SF:</b>	<b>n/a</b>
<b>Yard SF (Ind):</b>		<b>Taxes / SF:</b>	<b>n/a</b>
			<b>Total \$\$</b>

Norandex Reynolds Building (6845)

Closing Date:

Industrial/ Warehouse/Distribution



890 E Factory Dr Unit 3  
St. George, UT 84790

Property Class:  
YearBuilt: 2006

Description: Newer warehouse space in the Ft. Pierce Industrial Park. Build-to-suit office negotiable.  
BROCHURE #5648

Loopnet=15225635 WashCo=13-143341 IronCo= PropertyLine= BizBuySell= OtherID=

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

Closing Comments:

<b>Listing Date:</b>	<b>6/7/2007</b>	<b>Ask</b>	<b>Actual</b>
<b>Available SF:</b>	<b>5000</b>	<b>Lease Type :</b>	<b>MG</b>
<b>Minimum SF:</b>	<b>5000</b>	<b>\$ / SF:</b>	<b>\$4.80</b>
<b>Acres:</b>		<b>Desired Term</b>	<b>3 to 5</b>
<b>Lot SF:</b>		<b>(yrs.):</b>	
<b>Office SF (Ind):</b>		<b>CAM / SF:</b>	<b>n/a</b>
<b>Yard SF (Ind):</b>		<b>Taxes / SF:</b>	<b>n/a</b>
			<b>Total \$\$</b>

Prime Property on Dixie Dr (6586)

Closing Date:

Industrial/ Warehouse/Distribution



415 S Dixie Dr  
St. George, UT 84770

Property Class:  
YearBuilt:

Description: One of a kind location on Dixie Drive. Also 4,500 SF of office available at \$.64/SF NNN.  
BROCHURE #6583

Loopnet=17884921 WashCo=12-141475 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\naiserver1\Data\Common\Brochures\For Sale\Land\6583 = Roger = 415 S Dixie Drive.pdf](#)

Closing Comments:

<b>Listing Date:</b>	<b>9/17/2012</b>	<b>Ask</b>	<b>Actual</b>
<b>Available SF:</b>	<b>7100</b>	<b>Lease Type :</b>	<b>NNN</b>
<b>Minimum SF:</b>	<b>1000</b>	<b>\$ / SF:</b>	<b>\$5.16</b>
<b>Acres:</b>		<b>Desired Term</b>	
<b>Lot SF:</b>		<b>(yrs.):</b>	
<b>Office SF (Ind):</b>		<b>CAM / SF:</b>	<b>\$0.04</b>
<b>Yard SF (Ind):</b>		<b>Taxes / SF:</b>	<b>n/a</b>
			<b>Total \$\$</b>

Space in Old Dominion Freight Line Bldg (6085)

Closing Date:

Industrial/ Warehouse/Distribution



4587 S 1630 E  
St. George, UT 84790

**Listing Date:** 2/22/2012  
**Available SF:** 4600  
**Minimum SF:** 4600  
**Acres:** 7.4  
**Lot SF:**

**Lease Type :** Ask  
**\$ / SF:** Actual  
**Desired Term**  
(yrs.):  
**CAM / SF:** n/a  
**Taxes / SF:** n/a

**Property Class:**  
**YearBuilt:** 2009Q1

**Office SF (Ind):** 0  
**Yard SF (Ind):** Total \$ \$

**Description:** Portion for Lease: motor freight terminal with 12-14 loading positions available, no office, 4,600± sf dock, portion of 7± acres

Loopnet=17542763 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

**Brochure:**

**Closing Comments:**

Sunchase Business Park (6114)

**Closing Date:**

**Industrial/ Warehouse/Distribution**



3848 S River Rd Building  
A  
St. George, UT 84790

**Listing Date:** 3/9/2012  
**Available SF:** 20000  
**Minimum SF:** 20000  
**Acres:** 8.48  
**Lot SF:**  
**Office SF (Ind):** 5000  
**Yard SF (Ind):**

**Lease Type :** Ask  
**\$ / SF:** NNN  
**Desired Term**  
(yrs.): \$4.20  
**CAM / SF:** n/a  
**Taxes / SF:** n/a

**Property Class:**  
**YearBuilt:** 2006

**Total \$ \$**

**Description:** MULTIPLE OFFICES, CONFERECE ROOM, SHOWROOM, WORKROOM, STORAGE AND FENCED YARD.

Loopnet=17566313 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

**Brochure:**

**Closing Comments:**

Sunchase Business Park (5480)

**Closing Date:**

**Industrial/ Warehouse/Distribution**



3848 S River Rd  
St. George, UT 84790

**Listing Date:** 2/22/2012  
**Available SF:** 15000  
**Minimum SF:** 5000  
**Acres:** 8.48  
**Lot SF:**  
**Office SF (Ind):**  
**Yard SF (Ind):**

**Lease Type :** Ask  
**\$ / SF:** NNN  
**Desired Term**  
(yrs.): \$3.00  
**CAM / SF:** n/a  
**Taxes / SF:** n/a

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

**Total \$ \$**

**Description:** 5,000- 20,000 SF SUITES - LOCATED IN THE FORT PIERCE INDUSTRIAL PARK - SUPERB INTERSTATE ACCESS - CLEAR HEIGHT 24' - HEAVY POWER - GROUND HIGH OVERHEAD DOORS - M-1 ZONING

Loopnet=16583061 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=

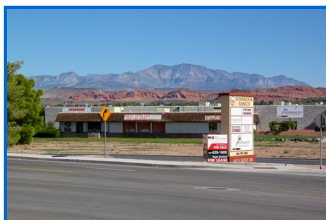
**Brochure:**

**Closing Comments:**

Prime Property on Dixie Dr (6585)

**Closing Date:**

**Office/ Suburban**



415 S Dixie Dr  
St. George, UT 84770

**Listing Date:** 9/17/2012  
**Available SF:** 4500  
**Minimum SF:** 1000  
**Acres:**  
**Lot SF:**  
**Office SF (Ind):**  
**Yard SF (Ind):**

**Lease Type :** Ask  
**\$ / SF:** NNN  
**Desired Term**  
(yrs.): \$7.68  
**CAM / SF:** \$0.04  
**Taxes / SF:** n/a

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

**Total \$ \$**

**Description:** One of a kind location on Dixie Drive. Also 7,100 SF of warehouse available at \$.43/SF NNN. BROCHURE #6583

Loopnet=17884921 WashCo=12-141474 IronCo= PropertyLine= BizBuySell= OtherID=

**Brochure:** <http://naiser1/Data/Common/Brochures/For Sale/Land/6583 = Roger = 415 S Dixie Drive.pdf>

**Closing Comments:**