

For Lease



Industrial Build-to-Suit in Port 15

5352 W 900 N Cedar City, UT

Contact Brandon Vandermyde



16978

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Manufacturing		10	

Build-to-suit from 5,000 to 100,000 square feet. Lease rate is contingent upon length of term, quality of tenant, etc. Excludes existing building and asphalt. Call agent for pricing.

For Additional Info, Text 12301 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
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Very Nice Retail/Office Warehouse

520 N 3050 E St. George,

Contact Curren Christensen



16590

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Manufacturing	6,117	1.84	M-2

Great warehouse near Costco and I-15. Swamp cooled and radiant heated warehouse with 2 overhead doors (10X10 & 10X12) and 2 man doors. Store-front entries. Air conditioned office and showroom (1,848 SF plus 915 SF mezzanine.). Space available 8/1/17.

For Additional Info, Text 13894 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
2		NNN	\$0.65	\$7.80			0.03	0.07

Office/Retail Warehouse

146 N Old Hwy 91 Hurricane, UT

Contact Brandon Vandermyde



16589

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Office/Retail Warehouse	3,000		

Building has 14' rear roll-up door with 20-25' clear height and 3-phase power. Security cameras installed on premises. Approximately 1 mile to I-15 access. Possible T.I. allowance. Flexible lease terms. NNN fees are estimated at \$.14/SF.

For Additional Info, Text 13893 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
1		NNN	\$0.50	\$6.00				

Class A Retail/Wrhs on 3050 East

314 N 3050 E St. George, UT

Contact Curren Christensen



PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 11,678	ACRES 2	ZONING M-2
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Located in Millcreek Industrial Park, less than 1 minute from I-15. Has retail/showroom/office with warehouse. Ample 3-phase power. BROCHURE #8859

For Additional Info, Text 10247 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Unit B-1	11,678	NNN	\$0.70	\$8.40	\$98,095	3 to 5	0.13	

Office/Retail/Warehouse, Demisable

1082 E Tabernacle St St. George, UT

Contact Wes Davis



PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 3,664	ACRES	ZONING
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Demisable office/retail/warehouse with 7X8 roll-up door. Warehouse is 1,600 +/- SF. Flexible floor plans. Possible tenant improvements. Flexible lease terms.

For Additional Info, Text 13556 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	3,664	MG	\$0.77	\$9.24	\$33,855			

Dixie Sunset Plaza Warehouse

1812 W Sunset Blvd St. George, UT

Contact Meeja McAllister



PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 2,750	ACRES	ZONING C-3
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Small office/warehouse available. NNN charges include advertising time on a full-color, LED sign.

For Additional Info, Text 13807 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Units 33-34	2,750	NNN	\$0.78	\$9.36	\$25,740		0.19	0.08

Space in St. George Industrial Park

791 N Red Rock Rd St. George, UT

Contact Jon Walter



PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 2,320	ACRES	ZONING M-1
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Office/Warehouse located in St. George Industrial Park. Clean, open unit. Close to Downtown & I-15.

For Additional Info, Text 13847 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Unit 3	2,320	MG	\$0.58	\$6.96	\$16,147			

Office/Warehouse Flex Center

935-955 N 1300 W St. George, UT

Contact Jason Griffith, CCIM



PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 2,400	ACRES	ZONING C-3
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Completely renovated office/warehouse flex center on the west side of St. George. Shared restroom in business office. Conference room access for a fee. Car parking limited to 2 spaces. (Additional spaces for a fee.) Mailbox in office for 1/2 price. Convenient access to downtown.

For Additional Info, Text 13898 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
955 N, Unit 7-9	2,400	NNN	\$0.55	\$6.60	\$15,840	3 to 5	0.04	0.04
955 N, Unit 13	1,400	NNN	\$0.75	\$9.00	\$12,600	3 to 5		

Office/Warehouse (New Construction)

1324 S Sandhill Dr Washington, UT

Contact Wes Davis



PROPERTY TYPE Office/Retail Warehouse	AVAILABLE SF 9,500	ACRES 1.29	ZONING
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Now taking reservations for new office/warehouse with frontage on Washington Dam Road (1,500 to 9,500 SF available). Block construction, 14' roll-up door, 20' clear height, possible access to yard, 3-phase power. Build out and lease terms flexible.

For Additional Info, Text 11123 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	9,500	NNN	\$0.55	\$6.60	\$62,700		0.08	

Body Shop/Office Warehouse

197 N 5500 W Hurricane, UT

Contact Curren Christensen



PROPERTY TYPE Warehouse/Distribution	AVAILABLE SF 6,500	ACRES 0	ZONING PDO
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Fully operational auto body shop with 3 pass-through bays, 3-phase power, floor drains and air hoses throughout the building. Nicely remodeled reception & office area (2013). Lots of parking south of the building. Available 6/1/2017.

For Additional Info, Text 14080 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Bldg 2	6,500	NNN	\$0.60	\$7.20	\$46,800	3-5	0.06	0.05

Fairgrounds Industrial Park

526 S Commerce St Hurricane, UT

Contact Meeja McAllister



PROPERTY TYPE Warehouse/Distribution	AVAILABLE SF 1,787	ACRES	ZONING Industrial
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Small office/warehouse space for \$1,000/month MG. 3-phase power available. This is a sublease and subject to third party approval.

For Additional Info, Text 13304 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
107	1,787	MG	\$0.56	\$6.72	\$12,009			

15,000 SF in Ft. Pierce Industrial Park

890 E Factory Dr St. George, UT

Contact Meeja McAllister



PROPERTY TYPE Warehouse/Distribution	AVAILABLE SF 15,000	ACRES 1.97	ZONING M-1
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Has 1,650 SF of office/showroom and 4 dock doors. Approximately 21-25' clear height. Least expensive 3-phase power available through Dixie REA.

For Additional Info, Text 10041 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
1	15,000	NNN	\$0.50	\$6.00	\$90,000			

Office/Warehouse

405 N Park St St. George, UT

Contact Jason Griffith, CCIM



PROPERTY TYPE Warehouse/Distribution	AVAILABLE SF 5,079	ACRES 0.41	ZONING M-1
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Located in St. George Industrial Park behind St. George Shuttle. Office/showroom, 6 roll-up doors, completely fenced. Effective year built - 2003. Lease for \$3,050/month MG.

For Additional Info, Text 13782 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	5,079	MG	\$0.56	\$6.72	\$34,131	3		

Wilson Plaza II

504 W Buena Vista Blvd Washington, UT

Contact Curren Christensen



PROPERTY TYPE Warehouse/Distribution	AVAILABLE SF 3,000	ACRES	ZONING C-2
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Retail/warehouse/distribution with I-15 visibility. Located just north of Green Springs, Exit 10. Very nice finishes. Available 5/31/16. BROCHURE #9961

For Additional Info, Text 11420 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Suite 1	3,000	NNN	\$0.70	\$8.40	\$25,200		0.22	

Office/Warehouse in Washington

1425 W Red Ledge Dr Washington, UT

Contact Curren Christensen



PROPERTY TYPE Warehouse/Distribution	AVAILABLE SF 6,170	ACRES 1	ZONING C-3
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Great distribution space located just south of Exit 10, on Red Ledge Drive, west of Ahern. Has high clearance, access to dock high door and functional office space.

For Additional Info, Text 14207 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
102	6,170	NNN	\$0.55	\$6.60	\$40,722	3 to 5	0.04	0.06

Yard Space in Ft. Pierce

Quality Dr & Progressive Dr St. George, UT

Contact Jason Griffith, CCIM

PROPERTY TYPE Industrial	AVAILABLE SF	ACRES 5.67	ZONING M-1
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Yard space available from 1 to 5.67 acres. Fort Pierce location. Prefer short-term leases. Call agent for pricing.



For Additional Info, Text 11088 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Lot 127A								
Lot 127A								

Great Commercial Corner

Corner Snow Cyn Pkwy/Snow Cyn Dr Ivins, UT

Contact Jon Walter, Mark Walter

PROPERTY TYPE Retail/Office	AVAILABLE SF	ACRES 2.56	ZONING Resort COM
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Corner location to Tuacahn & Snow Canyon State Park. Land lease or partnership. Has curb, gutter and sidewalk. Level and pad-ready. To the property: 3-phase power, phone, sewer, water, 8" water line, 8" sewer line, 2" gas main. Lease for \$6,000/month NNN.



For Additional Info, Text 13020 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
		NNN	\$0.13	\$1.55				

.76 Acre Commercial Lot (Lease or BTS)

740 S Main (Approx.) Richfield, UT

Contact Jon Walter, Mark Walter

PROPERTY TYPE Retail/Office	AVAILABLE SF	ACRES 0.76	ZONING
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Land lease (\$1,500/month) or build-to-suit. BTS price is negotiable, depending upon tenant needs. Owner/Agent.



For Additional Info, Text 10292 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
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Rtl/Ofc/Restaurant Build-to-Suit Off Exit 10

Buena Vista Blvd Washington, UT

Contact Curren Christensen

PROPERTY TYPE Retail/Office	AVAILABLE SF 25,000	ACRES 1.75	ZONING C-2
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Great location just off of I-15, Exit 10. Freeway visible property, perfect for retail or restaurant users. Up to 25,000 SF. Will build-to-suit or consider T1 allowance. Will consider reverse built-to-suit. Approximately 1.75 Acres with 266' of frontage. Starting at \$19/SF annually NNN. Desired lease term is 5-10 years. BROCHURE #15341



For Additional Info, Text 11182 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	25,000	NNN	\$1.58	\$18.96	\$474,000			

Skyline Ridge Private Offices

301 N 200 E St. George, UT

Contact Wes Davis



10532

PROPERTY TYPE Central Business District	AVAILABLE SF 800	ACRES	ZONING
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Professional location with great co-tenants. Lots of windows/beautiful views. Rent individual offices, starting at 200 SF (2,200 total SF available) for \$400/month, utilities included. Rent conference room (400 SF) for an additional \$500/month for exclusive use. Private entry to all. Furnishings negotiable.

For Additional Info, Text 10036 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	800							

Downtown Office

249 E Tabernacle St. George, UT

Contact Wes Davis



15997

PROPERTY TYPE Central Business District	AVAILABLE SF 1,488	ACRES 1	ZONING C-4
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Beautiful office with nice views, reception area, kitchenette, large fans, 2-tone and textured paint and covered parking. Located in the heart of the city (CBD). Flexible lease terms. BROCHURE #15768

For Additional Info, Text 13204 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Suite 202	1,488	MG	\$0.85	\$10.20	\$15,178			

St. George Blvd Office

260 W St. George Blvd St. George, UT

Contact Wes Davis



16838

PROPERTY TYPE Central Business District	AVAILABLE SF 2,000	ACRES 0	ZONING
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Freshly remodeled. Nearly \$20,000 in paint, carpet, HVAC, etc. St. George Boulevard signage. Lease for \$1,700/month MG. Flexible terms. Available June 2017.

For Additional Info, Text 14041 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
205-206	2,000		\$0.85	\$10.20	\$20,400			

Downtown Office

249 E Tabernacle St. George, UT

Contact Wes Davis



18188

PROPERTY TYPE Central Business District	AVAILABLE SF 2,200	ACRES 1	ZONING C-4
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Located in the heart of the city (CBD). Flexible lease terms. BROCHURE #15768

For Additional Info, Text 14317 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Suite 300	2,200	MG	\$0.85	\$10.20	\$22,440			

Downtown Office Space

168 N 100 E St. George, UT

Contact Greg Whitehead, Gregg McArthur



PROPERTY TYPE Central Business District	AVAILABLE SF 4,900	ACRES	ZONING C-4
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Street front office space at great Central Business District location. Large open-space office design. Plenty of parking. Includes high-speed fiber internet.

For Additional Info, Text 14604 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
103/105	2,400	MG	\$1.00	\$12.00	\$28,800	1		
250	2,500	MG	\$1.00	\$12.00	\$30,000	1		

Office Space on St. George Blvd!

216 W St. George Blvd St. George, UT

Contact Curren Christensen



PROPERTY TYPE Central Business District	AVAILABLE SF 1,049	ACRES	ZONING C-4
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Located in the Central Business District. Great signage opportunities on St. George Boulevard. Hard to find open layout. Co-tenants include: insurance, CPA's, law practice and others.

For Additional Info, Text 13237 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
B-2	1,049	NNN	\$0.85	\$10.20	\$10,700		0.15	0.11

Top Floor Office - CBD

294 E Tabernacle St St. George, UT

Contact Wes Davis



PROPERTY TYPE Central Business District	AVAILABLE SF 5,850	ACRES	ZONING
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Spacious office with great views. Centrally located. Has a conference room, open work area and waiting area. Very nicely finished. Furnishings negotiable. Looking for a select company to co-tenant the site. All showings by appointment only. Must be scheduled with the listing agent.

For Additional Info, Text 11465 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Top Floor	5,850	G	\$1.35	\$16.20	\$94,770			

Professional/Medical Office

640 E 700 S St. George, UT

Contact Wes Davis



PROPERTY TYPE Downtown	AVAILABLE SF 1,653	ACRES	ZONING
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Office space for professional and medical users. Multiple suite sizes. Nicely finished units with clean common areas. Convenient access to downtown and hospital / medical facilities. Covered parking available. Flexible lease terms and lease incentives. BROCHURE #6525

For Additional Info, Text 10027 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	1,652	NNN	\$0.70	\$8.40	\$13,877	1	0.37	

Troon Park Professional Office

1240 E 100 S St. George, UT

Contact Wes Davis

PROPERTY TYPE Downtown	AVAILABLE SF 1,871	ACRES	ZONING
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Located in Troon Business Park near 100 South and River Road. Close to the new hospital, retail centers, restaurants and I-15 Exit 8. Monthly HOA fee.

For Additional Info, Text 10288 to 39200



UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Bldg 22, Suite 1	1,871	MG	\$0.60	\$7.20	\$13,471			

Medical or Professional Office Condo

1173 S 250 W St. George, UT

Contact Wes Davis

PROPERTY TYPE Downtown	AVAILABLE SF 600	ACRES	ZONING PD CO
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Building is well maintained and has great parking. Suite is near elevator. Has 3 offices, large work/reception area. Lease incentives available and flexible terms. Co-tenants include financial manager, medical and insurance. Leases rates starting at \$1.15/SF NNN. BROCHURE #10477

For Additional Info, Text 11429 to 39200



UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Suite 202	600	NNN	\$1.15	\$13.80	\$8,280		0.14	

Medical or Professional Office Condo

1173 S 250 W St. George, UT

Contact Wes Davis

PROPERTY TYPE Downtown	AVAILABLE SF 1,500	ACRES	ZONING PD CO
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Building is well maintained and has great parking. Suite has efficient floor plan, nice entry, good sized offices and nice interior finishes. Lease incentives available and flexible terms. Co-tenants include financial manager, medical and insurance. Leases rates starting at \$1.15/SF NNN. BROCHURE #10477

For Additional Info, Text 11430 to 39200



UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Suite 204	1,500	NNN	\$1.15	\$13.80	\$20,700		0.14	

Professional/Medical Office

640 E 700 S St. George, UT

Contact Wes Davis

PROPERTY TYPE Downtown	AVAILABLE SF 2,403	ACRES	ZONING
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Office space for professional and medical users. Multiple suite sizes. Nicely finished units with clean common areas. Convenient access to downtown and hospital / medical facilities. Covered parking available. Flexible lease terms and lease incentives. BROCHURE #6525

For Additional Info, Text 10116 to 39200



UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	2,402	NNN	\$0.70	\$8.40	\$20,177	1	0.37	

Professional/Medical Office

640 E 700 S St. George, UT

Contact Wes Davis

PROPERTY TYPE Downtown	AVAILABLE SF 4,128	ACRES	ZONING
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Office space for professional and medical users. Multiple suite sizes. Nicely finished units with clean common areas. Convenient access to downtown and hospital / medical facilities. Covered parking available. Flexible lease terms and lease incentives. BROCHURE #6525



10737

For Additional Info, Text 10265 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	4,127	NNN	\$0.70	\$8.40	\$34,667	1	0.37	

Professional/Medical Office

640 E 700 S St. George, UT

Contact Wes Davis

PROPERTY TYPE Downtown	AVAILABLE SF 1,694	ACRES	ZONING
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Office space for professional and medical users. Multiple suite sizes. Nicely finished units with clean common areas. Convenient access to downtown and hospital / medical facilities. Covered parking available. Flexible lease terms and lease incentives. BROCHURE #6525



10738

For Additional Info, Text 10350 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	1,693	NNN	\$0.70	\$8.40	\$14,221	1	0.37	

Troon Park Professional Office

1240 E 100 S St. George, UT

Contact Wes Davis

PROPERTY TYPE Downtown	AVAILABLE SF 1,871	ACRES	ZONING
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Nicely finished interior with reception area, 2-3 private offices and spacious work area. Flexible lease terms. Possible TI allowance. Willing to consider moving tenant from 220 to 219. BROCHURE #10078



For Additional Info, Text 11437 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Bldg 22, Suite 2	1,871	MG	\$0.80	\$9.60	\$17,962			

East Tabernacle Commercial Center

1067 E Tabernacle St St. George, UT

Contact Meeja McAllister

PROPERTY TYPE Downtown	AVAILABLE SF 1,224	ACRES	ZONING C-2
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Downtown space. Great location off of Tabernacle. Near Dixie State University and I-15 interchange. Freeway visibility. Close to IHC and downtown.



15677

For Additional Info, Text 11097 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
13	1,224	NNN	\$0.90	\$10.80	\$13,219			

Office Space in Ralph Brown Parkway

352 E Riverside Dr St. George, UT

Contact Roger Stratford



PROPERTY TYPE Downtown	AVAILABLE SF 2,212	ACRES 3	ZONING C
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Building with great location, exposure and easy access to I-15. Second story suites with open floor plan. High traffic area. Ample parking. Suite A-7 available August 1, 2017.

For Additional Info, Text 13444 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
A-13	720	NNN	\$0.85	\$10.20	\$7,344	3		
A-7	1,492	NNN	\$0.85	\$10.20	\$15,218	3		

Medical or Professional Office

368 E Riverside Dr, St. George, UT

Contact Curren Christensen



PROPERTY TYPE Downtown	AVAILABLE SF 1,348	ACRES 0.09	ZONING C-3
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Located in the heart of St George, less than 1 mile from the Bluff Street I-15 Exit. Beautiful Class A finishes. Flexible lease terms. Reception area with 3 offices, storage, utility room, break room, restroom and large conference room. Lease for \$1,500/month MG. Available May 1, 2017.

For Additional Info, Text 10065 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Suite 3A	1,348	MG	\$1.11	\$13.32	\$17,955			

For Lease, Build-to-Suit or Sale

50 N 300 W Washington, UT

Contact Wes Davis



PROPERTY TYPE Downtown	AVAILABLE SF 10,000	ACRES	ZONING
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Cottontown Village, in the heart of Washington City, near the freeway and national retailers. Join other professionals in this quiet business center. Tenants include engineer, financial professionals, light retail. There are a couple of lots with build-to-suit options up to 10,000 SF.

For Additional Info, Text 10133 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	10,000	MG	\$0.80	\$9.60	\$96,000			

High Visibility Medical (Ownership Options)

1080 E Riverside Dr (Approx) St. George, UT

Contact Wes Davis



PROPERTY TYPE Medical Office	AVAILABLE SF 50,000	ACRES	ZONING
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Coming soon. Riverside Drive frontage with great signage opportunities. Centrally located and near the hospital. Perfect for professional/medical users: doctors, dentists, pharmacists, therapists, etc. Flexible floor plans. Ownership opportunities available, starting at \$189/SF. TI allowance included (\$30+/SF). Some of the owners are Utah[...]

For Additional Info, Text 10091 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	50,000	NNN	\$1.25	\$15.00	\$750,000			

Medical or Professional Office

1085 S Bluff St St. George, UT

Contact Greg Whitehead, Gregg McArthur



PROPERTY TYPE Medical Office	AVAILABLE SF 2,200	ACRES 0.77	ZONING C-2
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One suite available on the main floor. Lobby is completed and the remaining unoccupied space is ready for custom build out. Fiber optic internet has been pulled to the building. Sits on the corner of 1070 South and Bluff Street, affording ease-of-access to Main Street or Bluff. Walking distance to restaurants, hotels and other businesses [...]

For Additional Info, Text 15001 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Suite D	2,200	NNN	\$1.10	\$13.20	\$29,040		0.4	0

Professional Office in Kanab

468 E 300 S Kanab, UT

Contact Brandon Vandermyde



PROPERTY TYPE Suburban	AVAILABLE SF 4,887	ACRES	ZONING
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Class A office available in Kanab. Tenants include Drivers License Division and Division of Workforce Services. Lease rates dependent upon term and square footage. Tenant improvements to be negotiated.

For Additional Info, Text 11434 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	4,887							

Approx. 975 SF of Office Space

1288 S State St Salina, UT

Contact Curren Christensen



PROPERTY TYPE Suburban	AVAILABLE SF 975	ACRES	ZONING COM
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Lease office for \$1,000/month MG. Amount of yard space leased is to be agreed upon by the parties and additional rent will be applicable, depending on the amount of yard/parking area needed by the tenant.

For Additional Info, Text 13555 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	975	MG	\$1.03	\$12.36	\$12,051			

Dixie Commons

1664 S Dixie Dr St. George, UT

Contact Jason Griffith, CCIM, Meeja McAllister



PROPERTY TYPE Suburban	AVAILABLE SF 7,000	ACRES 9.95	ZONING PD COM
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Near the new I-15 Exit 5, Dixie Drive Interchange. Convenient for customers and employees. Less than 10 minutes from anywhere in St. George. Excellent parking ratio of more than 5 stalls per 1,000 SF (unsurpassed in St. George). Drive-thru retail spaces available. Competitive rates and terms. Generous tenant improvement allowance. Existing[...]

For Additional Info, Text 10094 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Various	7,000	NNN					0.13	0.08

Prime Office Space

1224 S River Rd St. George, UT

Contact Roger Stratford

PROPERTY TYPE Suburban	AVAILABLE SF 105	ACRES	ZONING PD COM
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Executive suites. Located at River Road & Riverside Drive, next to the post office & Re/Max First Realty. Near banks & title companies. Shared parking lot to code. High speed internet, office phone, cable TV, voicemail system, connection to copy machine & use of PDF scanner, full access to conference rooms, security cameras, break room wi[...]

For Additional Info, Text 13622 to 39200



16436

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Exec Ste 216	105	G				1		

Excellent Office Space

780 N 2860 E St. George, UT

Contact Greg Whitehead, Gregg McArthur

PROPERTY TYPE Suburban	AVAILABLE SF 1,500	ACRES	ZONING C-3
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Excellent office space located close to high-traffic retail and schools. Tastefully finished. Sublease subject to 3rd party approval.

For Additional Info, Text 14237 to 39200



17355

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
201	1,500	MG	\$0.80	\$9.60	\$14,400	2		

Grand Circle Plaza

1141 W State St Hurricane, UT

Contact Curren Christensen

PROPERTY TYPE Anchorless Center	AVAILABLE SF 1,200	ACRES	ZONING HC
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Located on State Street. Great visibility. IHC, restaurants and banks nearby. WalMart within 1.5 miles. Nearby tenants include: Wendy's, Stout Home Furnishings, Hunan City Restaurant, State Farm Insurance and more.

For Additional Info, Text 13443 to 39200



16272

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Suite 10	1,200	NNN	\$0.90	\$10.80	\$12,960		0.1	0.1

Office/Retail Space in Park at Paradise Canyon

1449 N 1400 W St. George, UT

Contact Curren Christensen

PROPERTY TYPE Anchorless Center	AVAILABLE SF 3,020	ACRES	ZONING C-4
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Unique location. Phenomenal views of Snow Canyon. Great visibility from Snow Canyon Parkway. Beautiful courtyard and amenities. Ample parking. Perfect for retail or office. Tenant improvement allowance. Starting at \$.95/SF NNN. (NNN fees estimated at \$.28/SF.) Possible TI allowance. Flexible lease terms.

For Additional Info, Text 10058 to 39200



7365

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Suites B13 & B1	3,020	NNN	\$1.00	\$12.00	\$36,240	3 to 5	0.28	

Dixie Sunset Plaza Retail

1812 W Sunset Blvd St. George, UT

Contact Meeja McAllister



PROPERTY TYPE Anchorless Center	AVAILABLE SF 3,195	ACRES	ZONING C-2
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Great location on Sunset Blvd. No pads to block visibility. Lease rates starting at \$.90/SF (back building) and \$1.30/SF (front building). NNN charges include advertising time on a full-color, LED sign. Can lease multiple suites (11 through 14) at \$.85/SF NNN.

For Additional Info, Text 13542 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
14	1,170	NNN	\$0.90	\$10.80	\$12,636		0.19	0.08
12	1,250	NNN	\$0.90	\$10.80	\$13,500		0.19	0.08
8	1,035	NNN	\$1.30	\$15.60	\$16,146		0.19	0.08
11	1,250	NNN	\$0.90	\$10.80	\$13,500		0.19	0.08
22-23	2,500	NNN	\$0.95	\$11.40	\$28,500		0.19	0.08
13	1,170	NNN	\$0.90	\$10.80	\$12,636		0.19	0.08

Retail & Warehouse Space Available

1469 W Sunset Blvd St. George,

Contact Greg Whitehead, Gregg McArthur



PROPERTY TYPE Anchorless Center	AVAILABLE SF	ACRES 1.49	ZONING C-3
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Large, open space. Can customize to suit your business. Highly visible, high traffic location. ADT on Sunset Blvd = 24,000 cars.

For Additional Info, Text 14016 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
C (Warehouse)	2,800	NNN	\$0.50	\$6.00	\$16,800	5	0.15	
D (Lower Level)	10,600	NNN	\$0.35	\$4.20	\$44,520	5	0.15	
B (Retail)	3,350	NNN	\$1.10	\$13.20	\$44,220	5	0.15	

Amazing Retail Exposure on WA Interchange

2736 W Red Cliffs Dr St. George, UT

Contact Jason Griffith, CCIM



PROPERTY TYPE Anchorless Center	AVAILABLE SF 3,998	ACRES	ZONING C-3
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Great retail space near the Washington I-15 Interchange. Excellent frontage visibility. Lease one space or all.

For Additional Info, Text 14517 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
4, 5 & 6	4,069	NNN	\$1.50	\$18.00	\$73,242	3-5	0.13	0.12
5 & 6	2,562	NNN	\$1.60	\$19.20	\$49,190	3-5	0.13	0.12
4	1,507	NNN	\$1.75	\$21.00	\$31,647	3-5	0.13	0.12

Retail Suite at Rio Plaza

558 E Riverside Dr St. George, UT

Contact Jason Griffith, CCIM



PROPERTY TYPE Anchorless Center	AVAILABLE SF 1,270	ACRES	ZONING
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Rio Plaza is located on Riverside Drive approximately .8 miles from Interstate 15. Riverside Drive is an arterial road that connects I-15 exit 6 with I-15 exit 10. Minutes from the CBD, Rio Plaza's location offers convenient and fast access from all quarters of St. George. This is a sublease and subject to landlord approval.

For Additional Info, Text 10322 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
112	1,270	NNN	\$1.15	\$13.80	\$17,526	4	0.12	0.12

The Shoppes at Telegraph Square

568 W Telegraph Washington, UT

Contact Jason Griffith, CCIM, Meeja McAllister



PROPERTY TYPE Anchorless Center	AVAILABLE SF 4,937	ACRES 1.63	ZONING C-2
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Remaining portion of the former Paul Mitchell School suite. Amazing retail finishes. Lease one suite or all. Flexible build-out for new tenant.

For Additional Info, Text 14235 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Suite 7	1,184	NNN	\$1.10	\$13.20	\$15,629		0.1	0.13
Suite 6	1,208	NNN	\$1.10	\$13.20	\$15,946		0.1	0.13
Suite 5	1,301	NNN	\$1.10	\$13.20	\$17,173		0.1	0.13
Suite 8	1,244	NNN	\$1.10	\$13.20	\$16,421		0.1	0.13

Cedar City Towne Center

96 N Main St Cedar City, UT

Contact Jon Walter



PROPERTY TYPE Community Center	AVAILABLE SF 8,400	ACRES	ZONING
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High traffic retail on Main Street. Excellent downtown shopping center location. Close to Southern Utah University. Other tenants include Lin's, Little Caesars, Great Clips and many more.

For Additional Info, Text 13466 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Suite B-1	8,400	NNN	\$0.75	\$9.00	\$75,600			

Cedar City Towne Center

96 N Main St Cedar City, UT

Contact Jon Walter



PROPERTY TYPE Community Center	AVAILABLE SF 914	ACRES	ZONING
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High traffic retail on Main Street. Excellent downtown shopping center location. Close to Southern Utah University. Other tenants include Lin's, Little Caesars, Great Clips and many more.

For Additional Info, Text 13780 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Suite B-7	914	NNN	\$1.00	\$12.00	\$10,968			

Downtown Boutique Retail & Office

76 W Tabernacle St. George, UT

Contact Curren Christensen



PROPERTY TYPE Community Center	AVAILABLE SF 4,380	ACRES 1.42	ZONING C-4
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Green Gate Village will provide downtown with a boutique-style shopping experience (restaurant, salon and retail opportunities). Interiors completely remodeled in 2016. Will consider build-to-suit. Base year operating expenses will be adjusted to reflect 95% occupancy and fully assessed overall of the buildings. Based on comparable buildi[...]

For Additional Info, Text 10171 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Various	4,380	NNN	\$1.50	\$18.00	\$78,840	3 to 5	0.11	

South Main Location Build-to-Suit

775-1160 S Main St St. George, UT

Contact Jon Walter, Mark Walter



PROPERTY TYPE Community Center	AVAILABLE SF 40,000	ACRES 8.81	ZONING C-3
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1,000-40,000 SF build-to-suit or land lease. Land Lease: \$3,000/month per acre; Mid Box: 8,000 to 20,000 SF - \$12/SF annually NNN; Inline: 1,000 to 10,000 SF - \$14/SF annually NNN; Drive-Through End Cap: 2,000 SF - \$18/SF annually NNN; Free-standing Drive-Through: 2,000 to 3,500 SF - \$33/SF annually NNN. Rates subject to actual constructi[...]

For Additional Info, Text 12341 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	40,000	NNN						

Retail Space on Main St

915 S Main St St. George, UT

Contact Jon Walter, Mark Walter



PROPERTY TYPE Community Center	AVAILABLE SF 1,920	ACRES	ZONING C-3
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Join Megaplex Theater, Dairy Queen, and others at Main Street South.

For Additional Info, Text 14022 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	1,920	MG	\$1.00	\$12.00	\$23,040			

55,352 SF Multi-Use Building in Green Valley

1871 W Canyon View Dr St. George, UT

Contact Brandon Vandermyde



PROPERTY TYPE Community Center	AVAILABLE SF 55,352	ACRES	ZONING PD-R
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The Green Valley Spa is familiar to nearly anyone who has vacationed or lived in St. George, UT. The campus includes indoor/outdoor pools, spa services, racquetball courts, indoor golf instructional room, indoor/outdoor tennis, workout and training and, recently, several indoor basketball floors that were used in professional and collegia[...]

For Additional Info, Text 14209 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	55,352							

Shell Station

297 W St. George Blvd St. George, UT

Contact Neil Walter

PROPERTY TYPE C-Store	AVAILABLE SF 1,576	ACRES 0.35	ZONING C-4
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Service station and convenience store at a signalized corner on Saint George Boulevard. Has 3 pumps for gas/diesel and 3 auto repair service bays (1 bay is rented for \$800/month and tenant is willing to stay). Approximate 30,000 gallons/month in sales. ADT = 17,490 cars.



16710

For Additional Info, Text 14030 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
		NNN	\$4,000.00	#####				

Anchored Retail Next to Tropical Smoothie Cafe

1626 W Sunset Blvd St. George, UT

Contact Jon Walter

PROPERTY TYPE Free Standing	AVAILABLE SF 2,702	ACRES 1.09	ZONING
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Home Depot anchored retail center on Sunset Boulevard. Join America First Credit Union, Carl's Jr and Tropical Smoothie Cafe. Construction commencing June 2016. Projected for fall completion. Space delivered gray shell (1,121 SF shared patio).



15707

For Additional Info, Text 10158 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Bldg B	2,702	NNN	\$1.45	\$17.40	\$47,015	5		

Retail & Office by Dinosaur Crossing

1988 E Riverside Dr (Approx) St. George, UT

Contact Curren Christensen

PROPERTY TYPE Free Standing	AVAILABLE SF 3,500	ACRES 1.05	ZONING C-3
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Expected completion is fourth quarter 2017. Space available from 1,500 SF. Lease rates starting at \$1.25/SF NNN.



18481

For Additional Info, Text 14369 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Retail Down / O	3,500	NNN	\$1.25	\$15.00	\$52,500	3 to 5		

Retail Space on Main Street

990 S Main St Cedar City, UT

Contact Jon Walter, Mark Walter

PROPERTY TYPE Neighborhood Center	AVAILABLE SF 17,260	ACRES 4.16	ZONING C
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Join Boulevard Home Furnishings, Ross and Christensen's in Cedar's finest retail center. Available next to Ross: 2,800 to 9,800 SF. Available next to Boulevard: Up to 17,260 SF. (Lease term not to exceed 5 years.) Out parcel is build-to-suit. Final rate depends on size, use and design.



10911

For Additional Info, Text 11030 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	17,260	NNN	\$1.00	\$12.00	\$207,120			

Office/Retail Space in Park at Paradise Canyon

1449 N 1400 W St. George, UT

Contact Curren Christensen



PROPERTY TYPE Neighborhood Center	AVAILABLE SF 1,480	ACRES	ZONING PC-AP
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Unique location. Phenomenal views of Snow Canyon. Great visibility from Snow Canyon Parkway. Beautiful courtyard and amenities. Ample parking. Perfect for retail or office. Tenant improvement allowance. NNN fees estimated at \$.28/SF. Possible TI allowance. Flexible lease terms.

For Additional Info, Text 10057 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
Suite C22	1,480	NNN	\$1.00	\$12.00	\$17,760	3 to 5	0.28	

Foothill Commons

2339-2351 S River Rd St. George, UT

Contact Meeja McAllister



PROPERTY TYPE Neighborhood Center	AVAILABLE SF 980	ACRES	ZONING C-2
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New neighborhood convenience center located off of River Road. Two drive-thru spaces and five inline retail spaces available. Perfect for many uses. Landlord to provide a vanilla shell finish. BROCHURE #9902

For Additional Info, Text 10259 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
5/6	2,569	NNN	\$1.90	\$22.80	\$58,573		0.23	
4	980	NNN	\$2.00	\$24.00	\$23,520		0.23	

Proposed Neighborhood Commercial Center

2450 S River Rd St. George, UT

Contact Wes Davis



PROPERTY TYPE Neighborhood Center	AVAILABLE SF 10,000	ACRES 6	ZONING
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Proposed neighborhood commercial center development scheduled for 2016. Signalized intersection and access off of 2 major roadways. Land lease and build-to-suit opportunities (possible pad sales). Looking for food, retail, medical and office users. Over 1,200 feet of River Road frontage. Now taking reservations: 10,000 SF, or larger, star[...]

For Additional Info, Text 11424 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	10,000	NNN	\$1.00	\$12.00	\$120,000			

Crimson Corner

Off 3000 E & Crimson Ridge Dr St. George, UT

Contact Meeja McAllister



PROPERTY TYPE Neighborhood Center	AVAILABLE SF 20,000	ACRES	ZONING C-2
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New neighborhood convenience center located off of busy 3000 East. Several new housing developments in the area. Great for any retail or office users. Lease from 1,000 SF.

For Additional Info, Text 10181 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	20,000	NNN	\$1.00	\$12.00	\$240,000	5		

Retail Space on St. George Blvd

105 N 500 E St. George Blvd St. George, UT

Contact Curren Christensen

PROPERTY TYPE Neighborhood Center	AVAILABLE SF 2,257	ACRES	ZONING C-4
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Nice open floor plan. New paint & carpet. Conveniently located on St. George Boulevard next to Lip Trix, a salon and a fitness/nutrition club.



For Additional Info, Text 14023 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
D	1,300	MG	\$0.70	\$8.40	\$10,920	3-5		
C	957	MG	\$0.70	\$8.40	\$8,039	3-5		

High Exposure Building on I-15

1295 E Red Hills Pkwy St. George, UT

Contact Brandon Vandermyde

PROPERTY TYPE Vehicle Related	AVAILABLE SF 2,890	ACRES	ZONING
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Excellent visibility from I-15. Has an office/sales floor (1,700 SF) and two bays with roll-up doors (1,190 SF). Adjacent tenant is Indy RV. This is a sublease and includes electric, water, sewer and NNN fees for \$3,200/month.



For Additional Info, Text 11521 to 39200

UNIT	SF	TYPE	SF / MO	SF / YR	ANNUAL RENT	TERM	CAM SF/MO	TAX SF/MO
	2,890	G	\$1.12	\$13.44	\$38,842			