

BEEHIVE INDUSTRIAL - BUILDING 3

Approximately 4700 S Beehive Dr, St. George, UT 84790



EXECUTIVE SUMMARY



LEASE RATE **\$0.85 SF/MONTH**

OFFERING SUMMARY

Available SF:	5,000 - 40,000 SF
Lease Rate:	\$0.85 SF/month (NNN)
Year Built:	2022
Building Size:	40,000 SF
Zoning:	M-1

LOCATION OVERVIEW

Just off River Road on the corner of Enterprise Drive and Beehive Drive. Adjacent to Adonia Yachts, FedEx, and the Family Dollar Distribution Center.

For More Information:

TRAVIS PARRY, SIOR

435.359.4901

travis@linxcre.com



PROPERTY OVERVIEW

NOW LEASING. Come join one of the most successful industrial developments in St. George. Class A industrial space with tenants such as Rio Stone, Soft Cell, Dean Foods, and others. Occupancy available in 2022. Enclosed yard area may be available.

PROPERTY HIGHLIGHTS

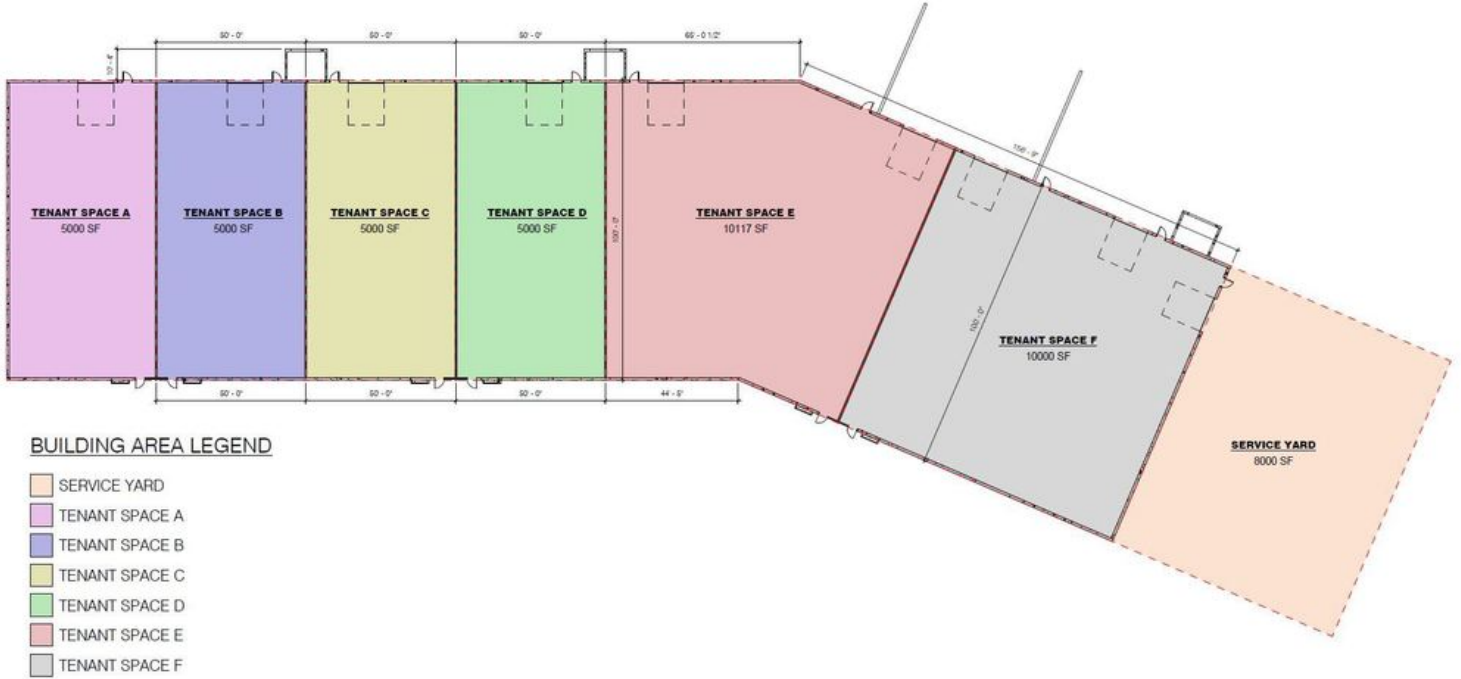
- 5,000 - 40,000 SF for lease
- Starting at \$0.85 SF NNN
- Over 150,000 SF already leased
- Close proximity to I-15 interchange
- Adjacent to new FedEx facility and Family Dollar Distribution Center
- Cheapest power area in the state and one of the lowest in the country
- Located in Ft Pierce, the area's premier industrial park
- Each unit has at least one 12'x14' roll-up door
- 26' clear height
- 3 phase power, 200 amps, (480 V available)
- Dock doors available in some units

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LEASE SPACES



LEASE INFORMATION

Lease Type: NNN

Lease Term: Negotiable

Total Space: 5,000 - 40,000 SF

Lease Rate: \$0.85 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A	Available	5,000 - 40,000 SF	NNN	\$0.85 SF/month	-
B	Available	5,000 - 40,000 SF	NNN	\$0.85 SF/month	-
C	Available	5,000 - 40,000 SF	NNN	\$0.85 SF/month	-
D	Available	5,000 - 40,000 SF	NNN	\$0.85 SF/month	-
E	Available	10,117 - 40,000 SF	NNN	\$0.85 SF/month	-
F	Available	10,000 - 40,000 SF	NNN	\$0.85 SF/month	-

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AERIAL SITE PHOTOS



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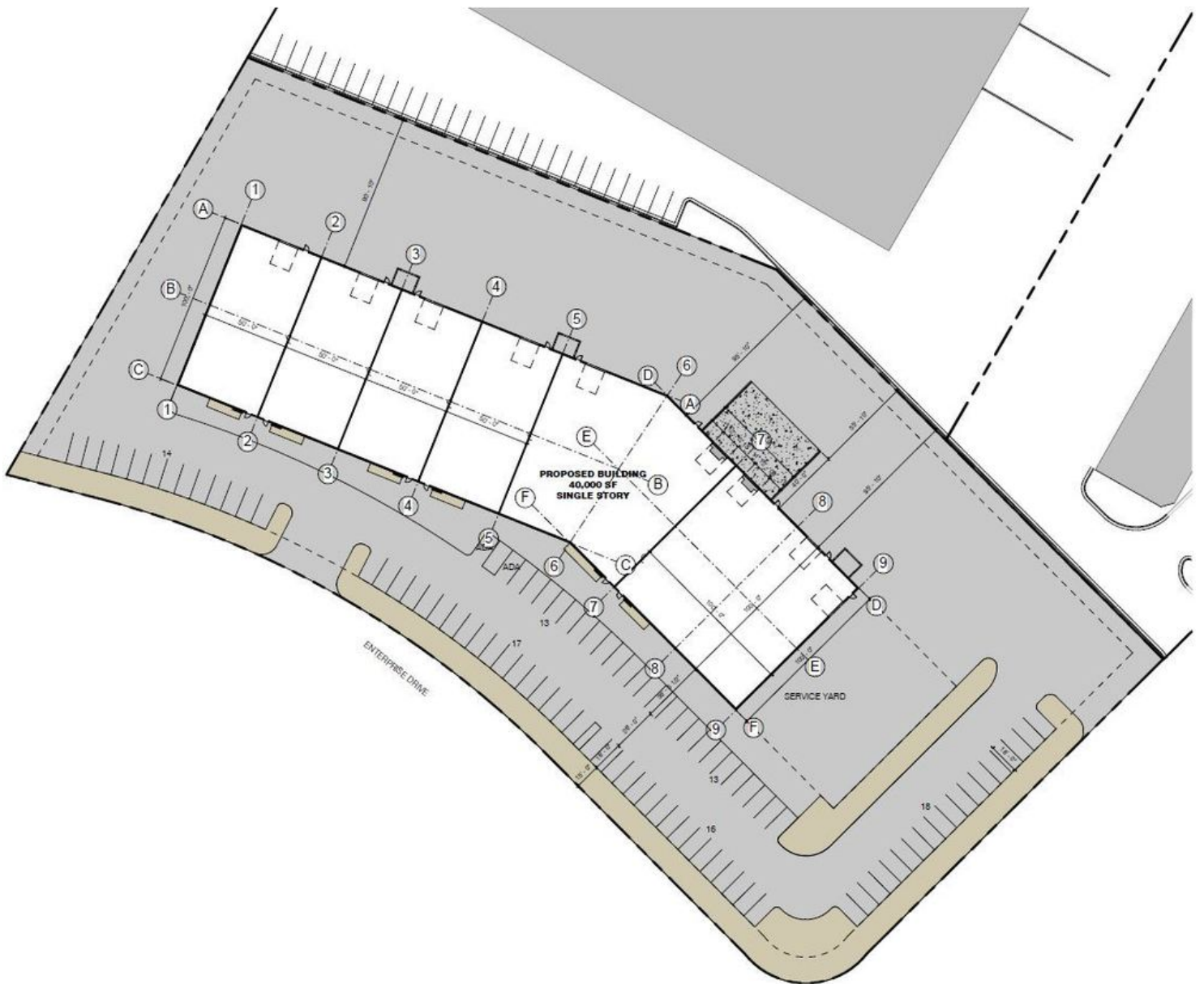


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SITE PLAN



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AERIAL MAP



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For More Information:

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