

BEEHIVE INDUSTRIAL - BUILDING 2

1212 E Venture Dr, St. George, UT 84770



EXECUTIVE SUMMARY



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

OFFERING SUMMARY

Available SF:	45,800 SF
Lease Rate:	\$0.85 SF/month (NNN)
Year Built:	2018
Building Size:	81,299 SF
Zoning:	M-1

LOCATION OVERVIEW

Just off River Road next to the FedEx facility in the Ft. Pierce Industrial Park

PROPERTY OVERVIEW

For Sublease. Gorgeous Class A concrete tilt warehouse. Perfect distribution & warehouse property. Occupancy within 60 days of a signed lease.

PROPERTY HIGHLIGHTS

- 45,800 SF For Sublease
- \$0.85sf NNN - Lowest rate on the market!
- 1 dock doors, 10 - 12'x14' rollup doors
- 26' clear height
- 277/480V 3 phase power, approx. ~400 amps
- Men's and Women's Restrooms
- Close proximity to I-15 interchange
- Adjacent to 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

For More Information:

TRAVIS PARRY, SIOR
435.359.4901
travis@linxcre.com

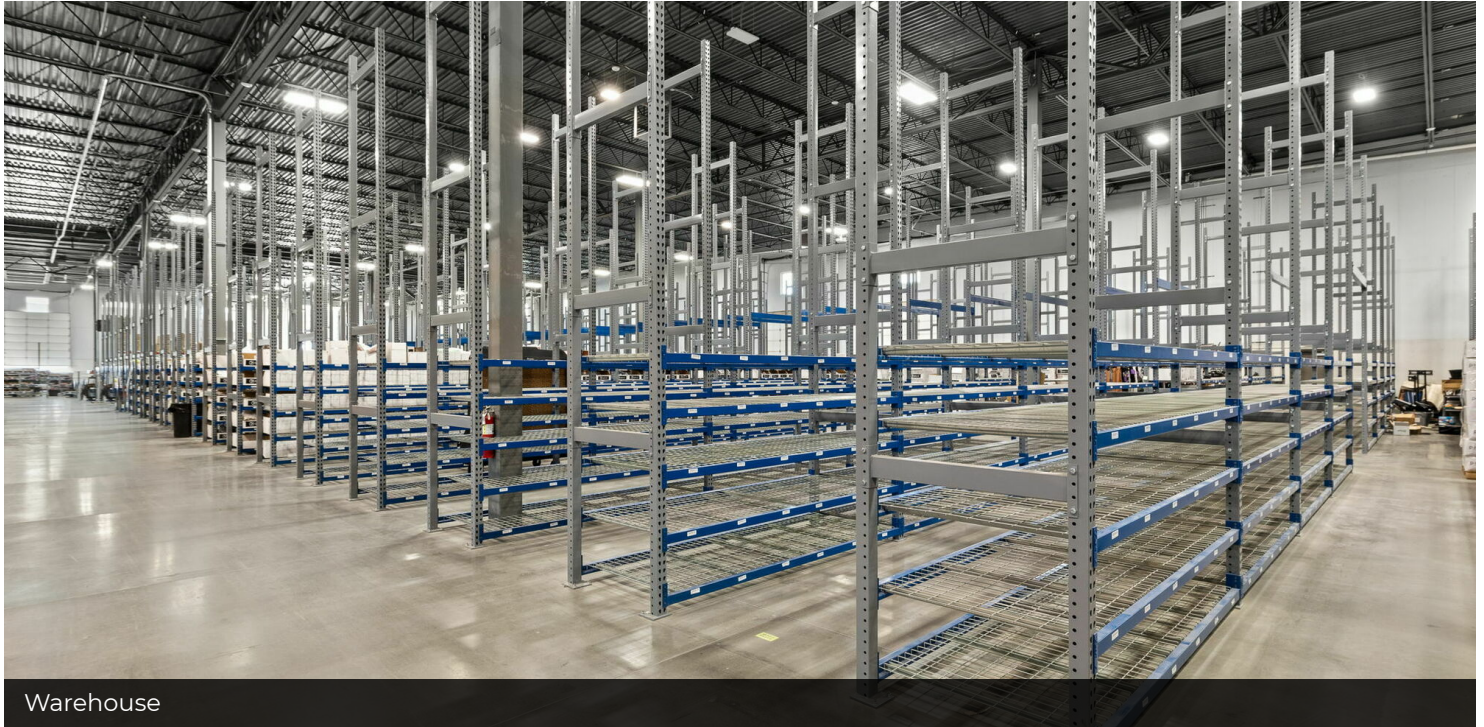


BEEHIVE INDUSTRIAL - BUILDING 2

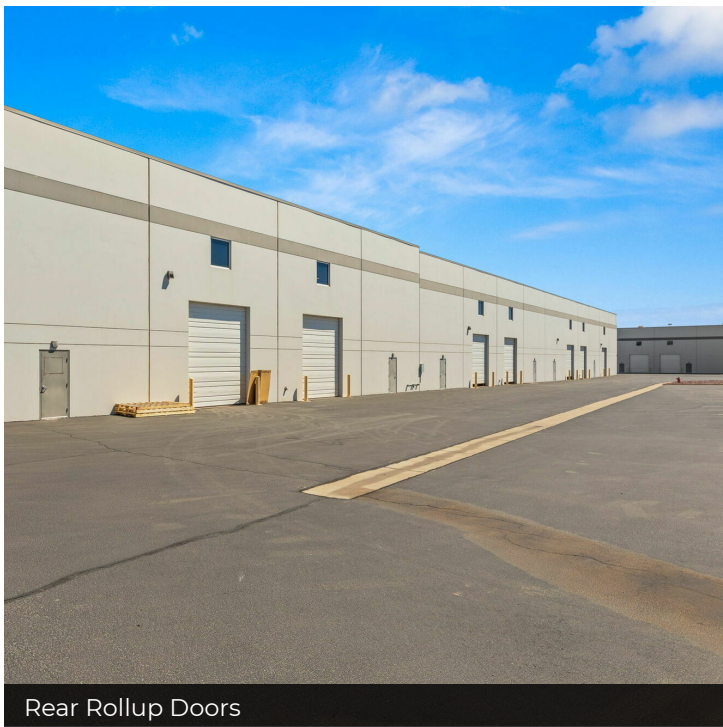
1212 E Venture Dr, St. George, UT 84770



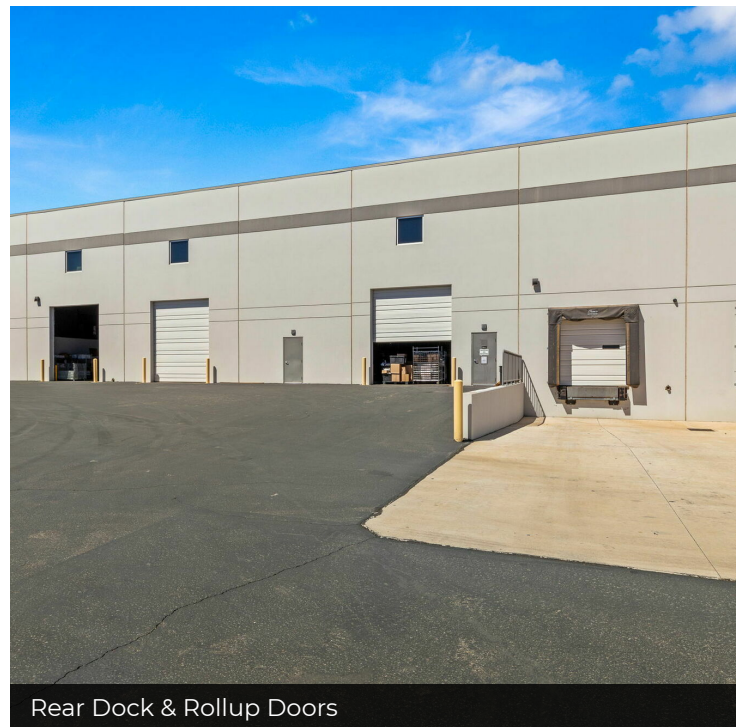
ADDITIONAL PHOTOS



Warehouse



Rear Rollup Doors



Rear Dock & Rollup Doors

For More Information:

TRAVIS PARRY, SIOR
435.359.4901
travis@linxcre.com



BEEHIVE INDUSTRIAL - BUILDING 2

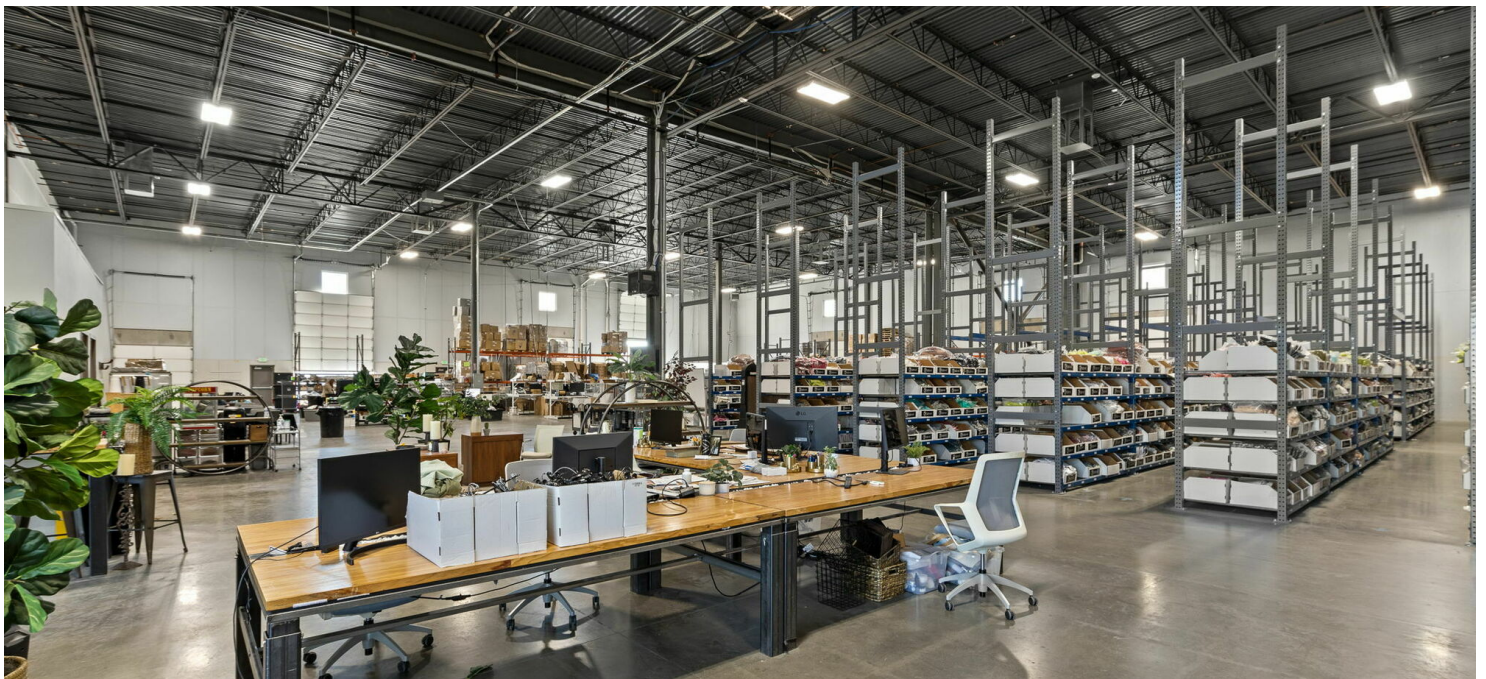
1212 E Venture Dr, St. George, UT 84770



ADDITIONAL PHOTOS



Front Office Area & Restrooms



Office Area & Warehouse

For More Information:

TRAVIS PARRY, SIOR
435.359.4901
travis@linxcre.com



BEEHIVE INDUSTRIAL - BUILDING 2

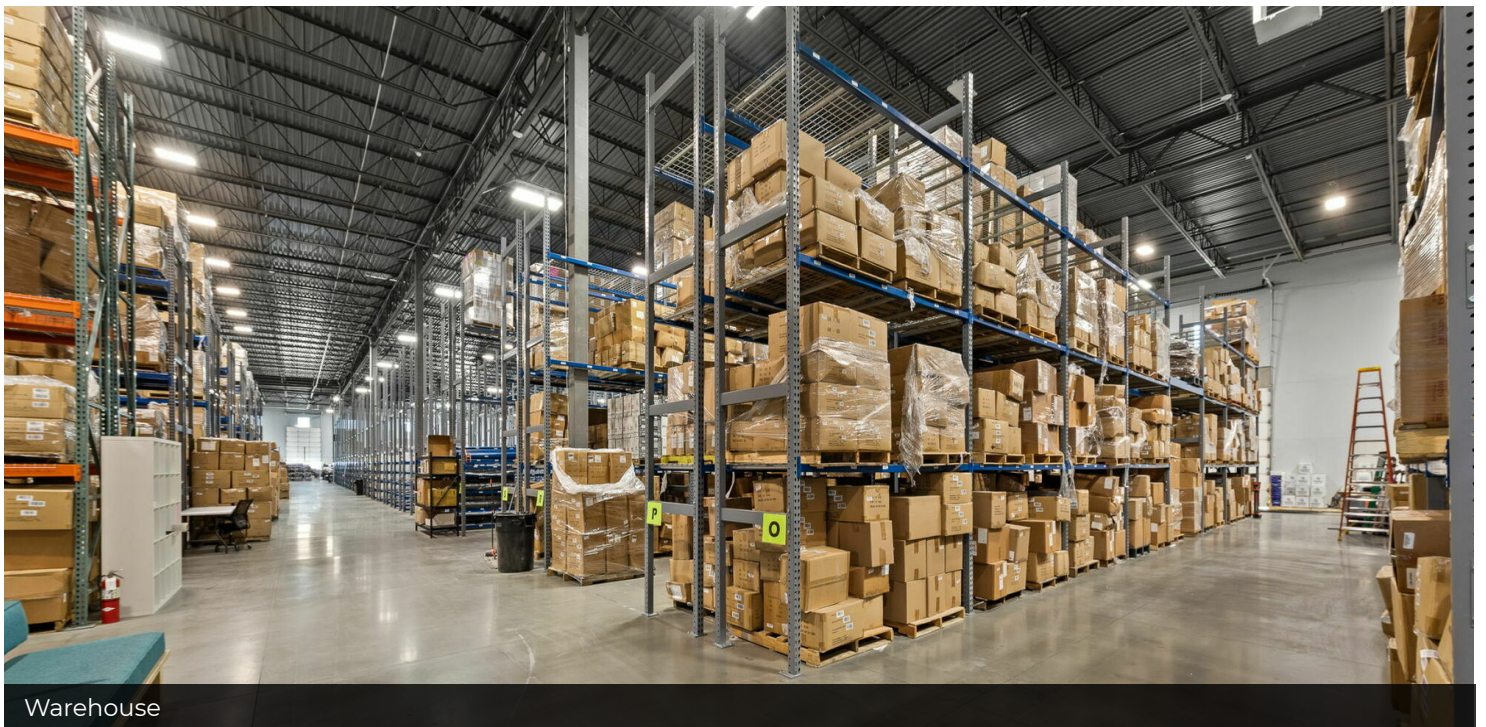
1212 E Venture Dr, St. George, UT 84770



ADDITIONAL PHOTOS



Warehouse



Warehouse

For More Information:

TRAVIS PARRY, SIOR
435.359.4901
travis@linxcre.com



BEEHIVE INDUSTRIAL - BUILDING 2

1212 E Venture Dr, St. George, UT 84770



ADDITIONAL PHOTOS



Rear Aerial (Southeast Looking Northwest)



Front Aerial (Northwest Looking Southeast)

For More Information:

TRAVIS PARRY, SIOR
435.359.4901
travis@linxcre.com

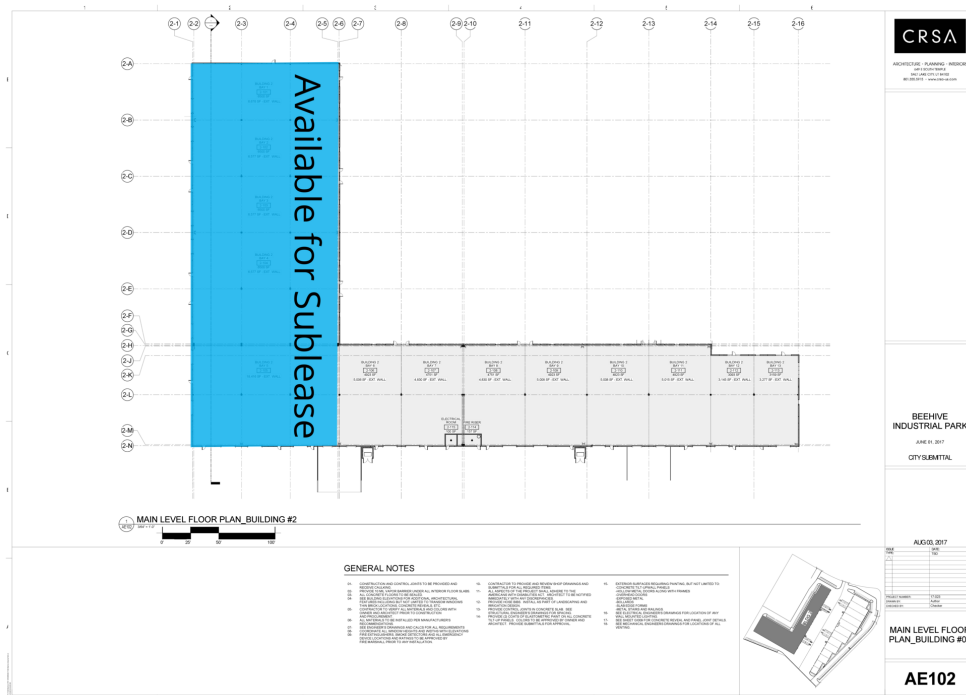


1212 E Venture Dr, St. George, UT 84770



The site plan illustrates the proposed development layout. Key features include:

- Lot 163 (Vacant):** Located at the top left corner.
- Lot 167 (Vacant):** Located at the bottom left corner.
- Lot 168A (FedEx Site):** A large rectangular lot at the top center.
- Lot 168C:** A lot situated between Lot 168A and the available lot.
- Available Lot:** A large blue-shaded lot located between Lot 167 and Lot 168C.
- Phase 1 and Phase 2:** Building footprints are shown along the eastern boundary of the available lot and Lot 168C.
- Streets:** Venture Drive runs along the top and right edges, while Venture Way runs along the bottom edge.
- Parking:** Various parking spaces are marked throughout the site, including a large lot adjacent to the FedEx site.
- Legend:** A legend in the bottom right corner defines symbols for building footprints, parking spaces, and other site features.



TRAVIS PARRY, SIOR
435.359.4901
travis@linxcre.com



BEEHIVE INDUSTRIAL - BUILDING 2

1212 E Venture Dr, St. George, UT 84770



AERIAL MAP



For More Information:

TRAVIS PARRY, SIOR
435.359.4901
travis@linxcre.com





COPYRIGHT

The subject matter on and accessible from Company (LINX Commercial Real Estate web sites, online publishing, MLS, Costar, LoopNet, Property Line, and other property databases, and publications is copyrighted. Apart from fair dealing permitted by the Copyright Act 1968, Broker and any affiliate or agent grant permission to access, download and reproduce copyrighted material only for personal and non-commercial use. However, any such reproduction must include the appropriate copyright notice and/or credit for said work in form and substance acceptable to the copyright holder. This shall include, without limitation all photographs, video, sound, mapping, and other graphics found on any online property database or printed material. For reproduction or use of copyrighted material beyond personal and non-commercial uses, written permission must be obtained directly from the copyright holder. If given, permission will be subject to the requirements as above or as determined by the copyright holder when the material is reproduced or quoted, in whole or in part. No right, title or interest in any material is transferred to you as a result of accessing, downloading or reproducing such materials. Any and all Company or other protected marks are not to be used without prior written permission and may not be modified in any way, nor may any mark notation be removed. Other trademarks may apply to elements within our marketing.

ACCURACY OF INFORMATION

The information contained herein, including physical measurements, has been obtained from sources deemed reliable; however, no warranties are made, either expressed or implied, regarding the accuracy of the information herein, including any property dimensions. Price, terms, property features, and availability subject to change without notice. Prospective purchasers or tenants are strongly encouraged to perform thorough due diligence with the assistance of the appropriate professional.

CAUTIONARY STATEMENT REGARDING FORWARD LOOKING INFORMATION

The Company may produce and offer "forward-looking statements" within the meaning of the safe harbor provisions of the U.S. Private Securities Litigation Reform Act of 1995. Forward-looking statements can be identified by words such as: "anticipate," "intend," "plan," "goal," "seek," "believe," "project," "estimate," "expect," "strategy," "future," "likely," "may," "should," "will" and similar references to future periods with respect to certain properties, investments, and the market. Forward-looking statements are neither historical facts nor assurances of future performance. Instead, they are based only on our current beliefs, expectations and assumptions regarding the future of our business, future plans and strategies, projections, anticipated events and trends, the economy and other future conditions. Because forward-looking statements relate to the future, they are subject to inherent uncertainties, risks and changes in circumstances that are difficult to predict and many of which are outside of our control. Our actual results and financial condition may differ materially from those indicated in the forward-looking statements. Therefore, you should not rely on any of these forward-looking statements.

NO LEGAL OR TAX ADVICE

Company and its agents are not licensed accountants or attorneys, and are not authorized to give tax and legal advice. Any discussion by Company and its agents (or any materials that contain information) regarding tax or legal issues is for convenience only and should not be relied on and is not a substitute for careful tax and legal planning. ACCORDINGLY, EACH PROSPECTIVE BUYER AND SELLER IS URGED TO CONSULT HIS OR HER OWN TAX AND LEGAL ADVISERS WITH REFERENCE TO THEIR OWN TAX SITUATION AND THE LEGAL IMPLICATIONS OF ANY TRANSACTION OR DOCUMENT.

AGENCY & COMMISSIONS

Company does not recognize nor offer sub-agency without prior written agreement. Company does not cooperate on commissions to unlicensed persons or entities, or cooperate with brokers licensed outside the State of Utah without proper verification of reciprocity, a temporary practice permit, or other legally recognized written referral agreements. In some circumstances, attorneys may be allowed to participate in commissions, subject to full disclosure, proof of representation, and prior written agreement. Company reserves the sole right to determine whether compensation will be given to a licensee that cannot produce proof of representation in a transaction in substantial written form acceptable to Company. Selling bonuses are subject to change and/or cancellation without notice. Agents should consult listing agents to verify any compensation.

For More Information:

TRAVIS PARRY, SIOR

Partner
435.359.4901
travis@linxcre.com

2 West St. George Blvd
St. George, UT 84770
435.359.4900 | linxcre.com

