

# 4496 S FACTORY DR

4496 Factory Drive, St. George, UT 84790



## EXECUTIVE SUMMARY



### LEASE RATE

**NEGOTIABLE**

### OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Year Built:	2022
Building Size:	3,000 SF
Zoning:	M-1

### LOCATION OVERVIEW

Just off River Road, on Factory Drive near Enterprise Dr. Join companies like FedEx, Czarnowski Display Services, Family Dollar Distribution Center and more!

For More Information:

TRAVIS PARRY, SIOR  
435.359.4901  
travis@linxcre.com

### PROPERTY OVERVIEW

Small distribution/manufacturing space in the Ft. Pierce Industrial Park. Some shared yard available. Three roll-up doors, sprinkled space. Conveniently located just off River Road. Space is approximately 30'x100'

### PROPERTY HIGHLIGHTS

- 3,000sf warehouse space
- Single phase, 200A service
- 3 - 12'x14' rollup doors
- 16' - 18' clear
- Shared yard area
- Sprinkled
- Close proximity to I-15 interchange
- Near FedEx 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

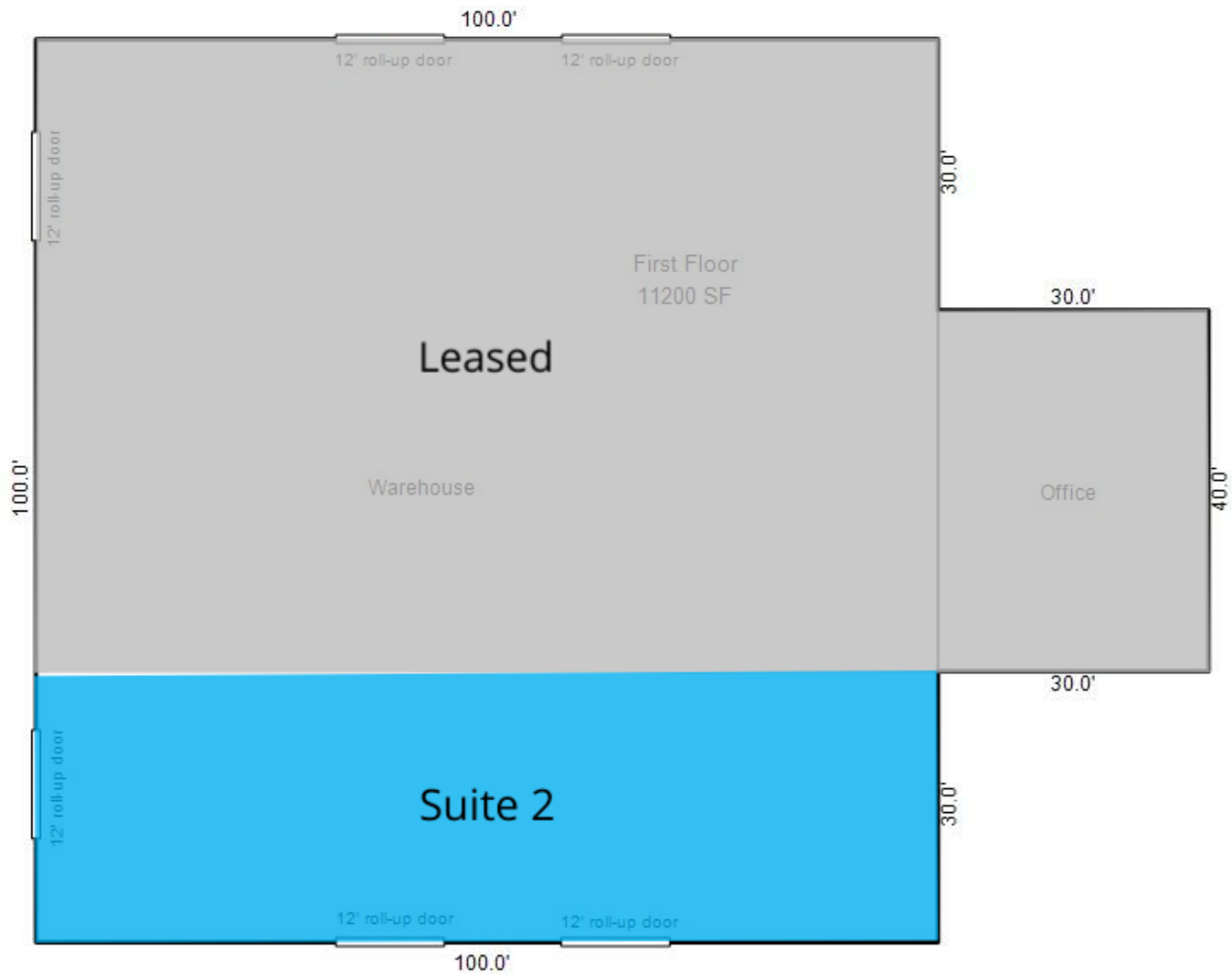


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## FLOOR PLANS



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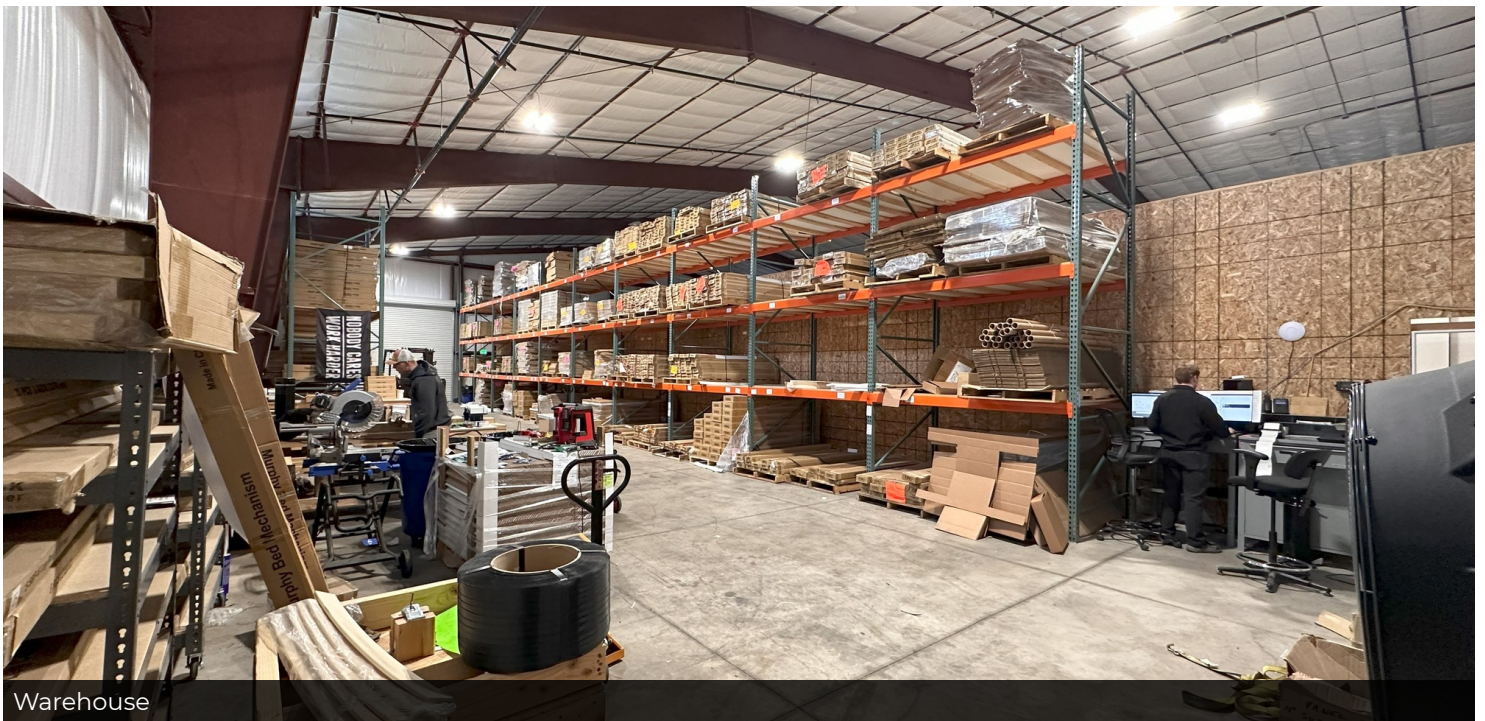
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## ADDITIONAL PHOTOS



Warehouse



Warehouse

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## ADDITIONAL PHOTOS



Rollup Doors



Rear Yard Area

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*For More Information:*

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