

# BEEHIVE INDUSTRIAL

4616 Beehive Drive, St. George, UT 84770



## EXECUTIVE SUMMARY



**LEASE RATE**      **\$1.10 SF/MONTH**

### OFFERING SUMMARY

Available SF:	3,731 - 12,462 SF
Lease Rate:	\$1.10 SF/month (NNN)
Year Built:	2018
Building Size:	71,882 SF
Zoning:	M-1

### LOCATION OVERVIEW

Just off River Road on the corner of Beehive Drive and Venture Drive, next to the FedEx facility in the Ft. Pierce Industrial Park

### PROPERTY OVERVIEW

Ft. Pierce lab/industrial space available for lease. Concrete tilt construction with insulated walls, 28' clear, 3 phase power. Clean uses only. DO NOT DISTURB TENANT. All showings must be scheduled in advance. Available for occupancy on or before May 1, 2024.

### PROPERTY HIGHLIGHTS

- 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
- 3 - 12'x14' roll-up door
- 4 offices, 3 restrooms, conference room
- Certified CLIA lab space
- Multiple lab stations & clean rooms
- 28' clear height
- 3 phase power, 200 amps, (480 V available)

For More Information:

TRAVIS PARRY, SIOR  
435.359.4901  
travis@linxcre.com





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## ADDITIONAL PHOTOS



Front



Site

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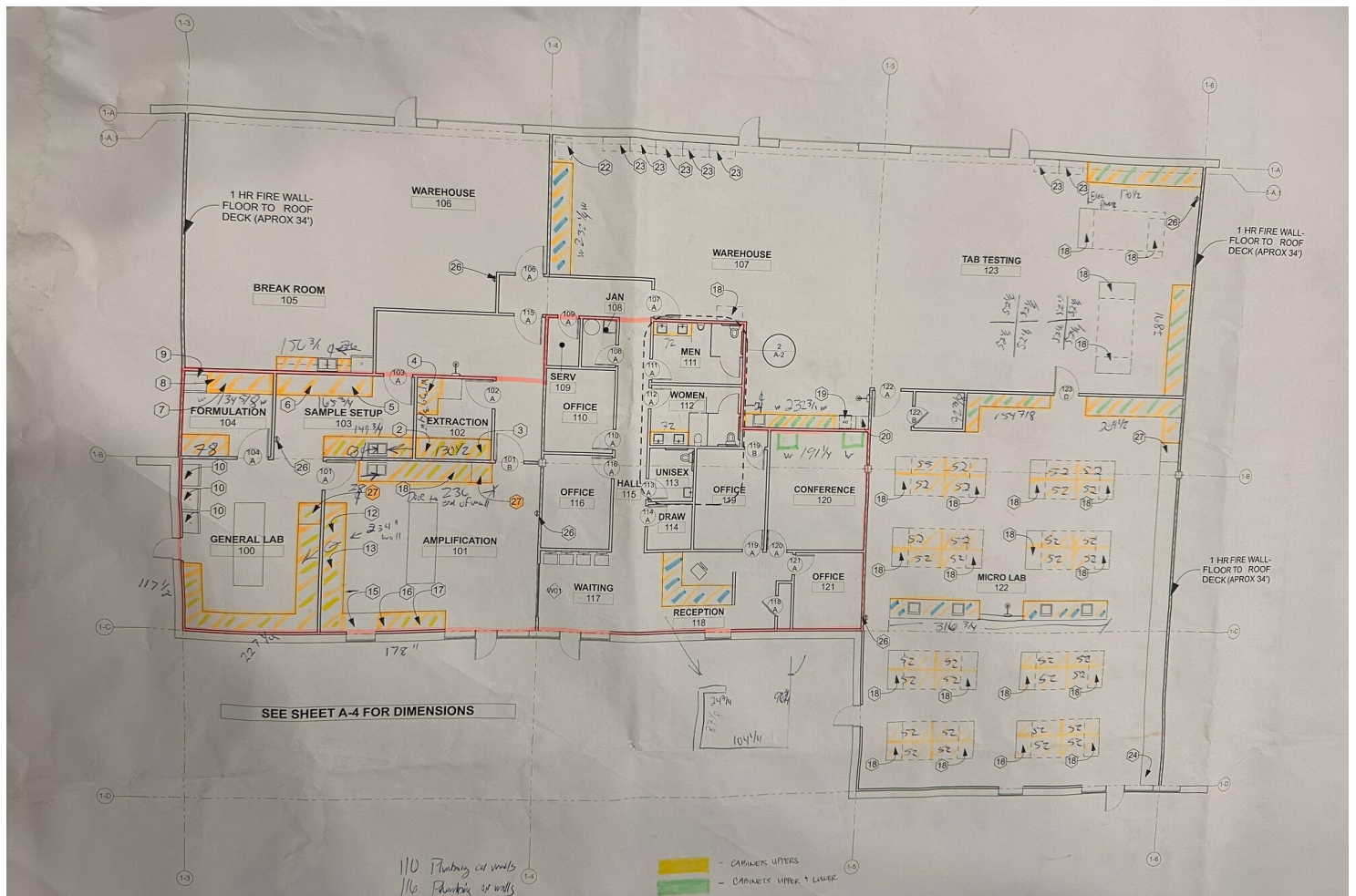


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## FLOOR PLANS



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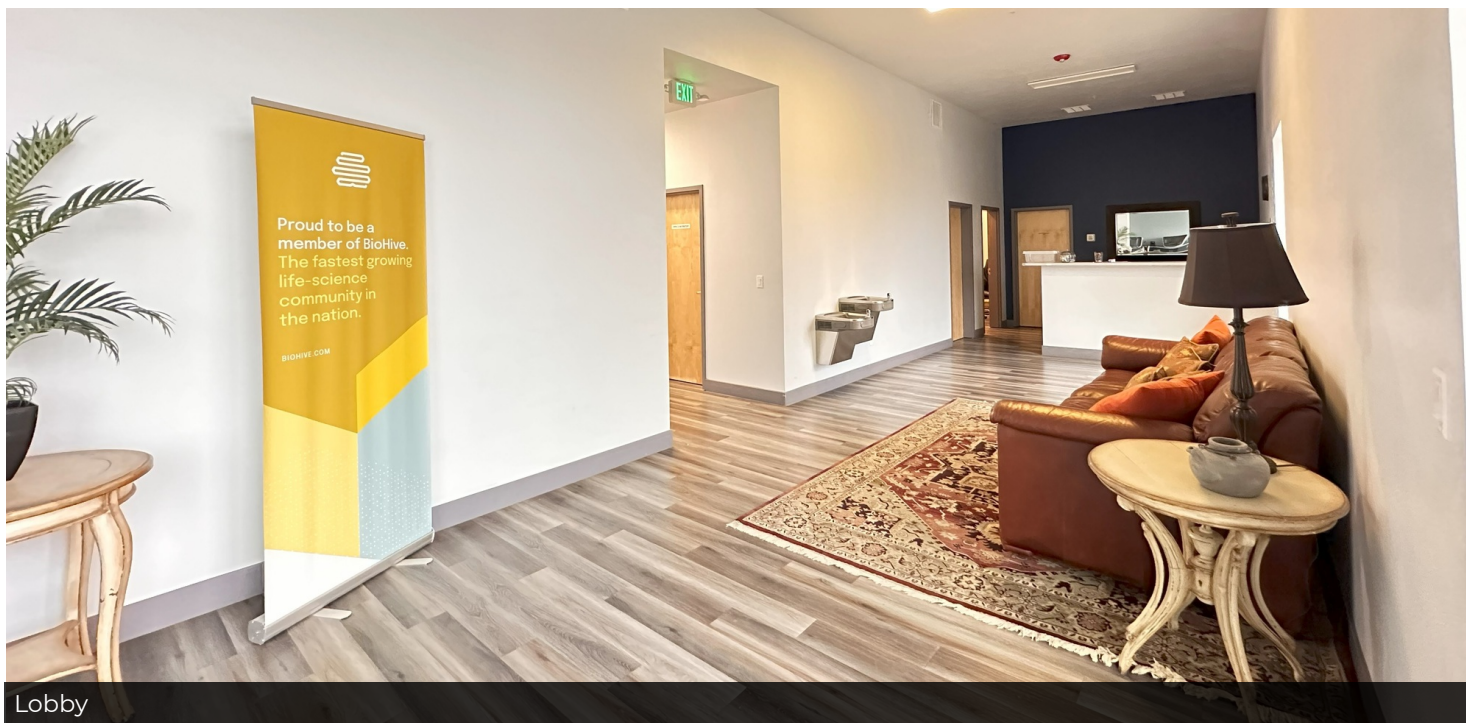


# BEEHIVE INDUSTRIAL

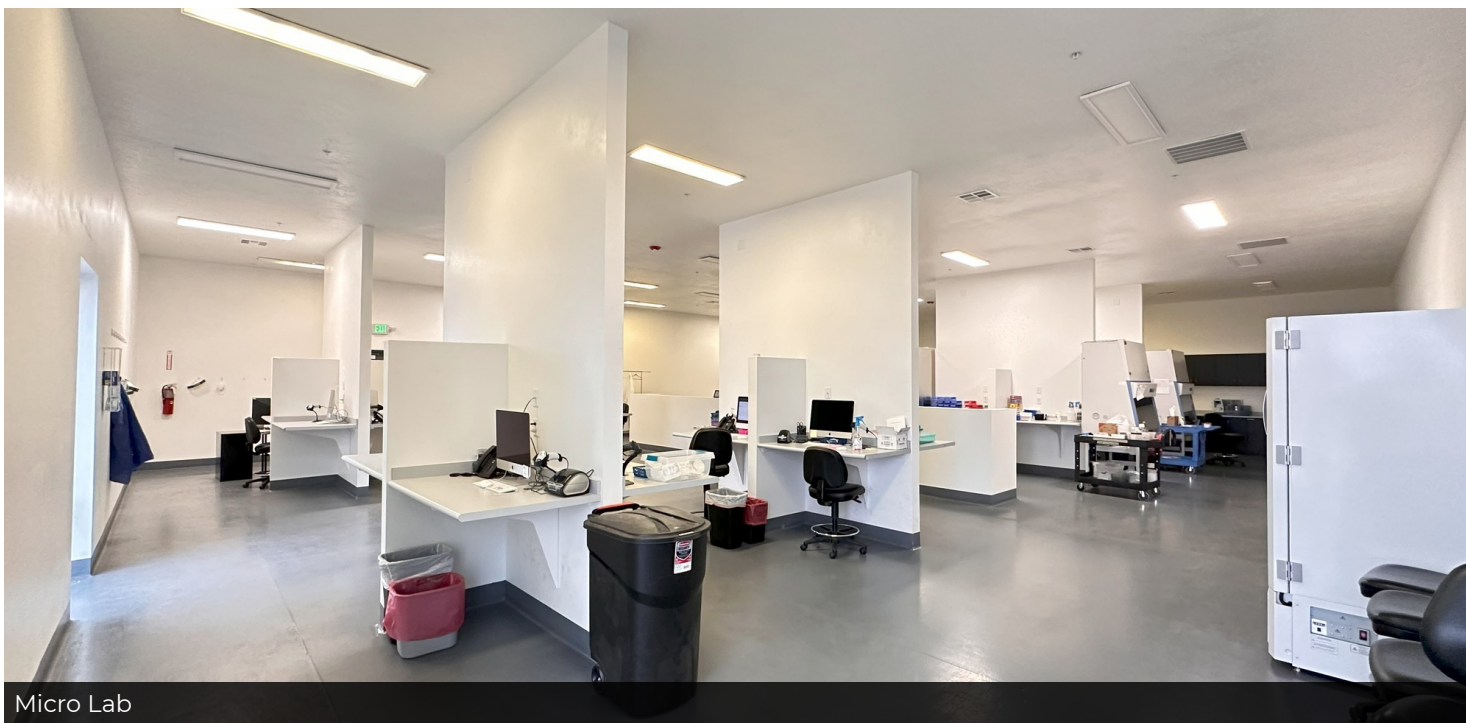
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## ADDITIONAL PHOTOS



Lobby



Micro Lab

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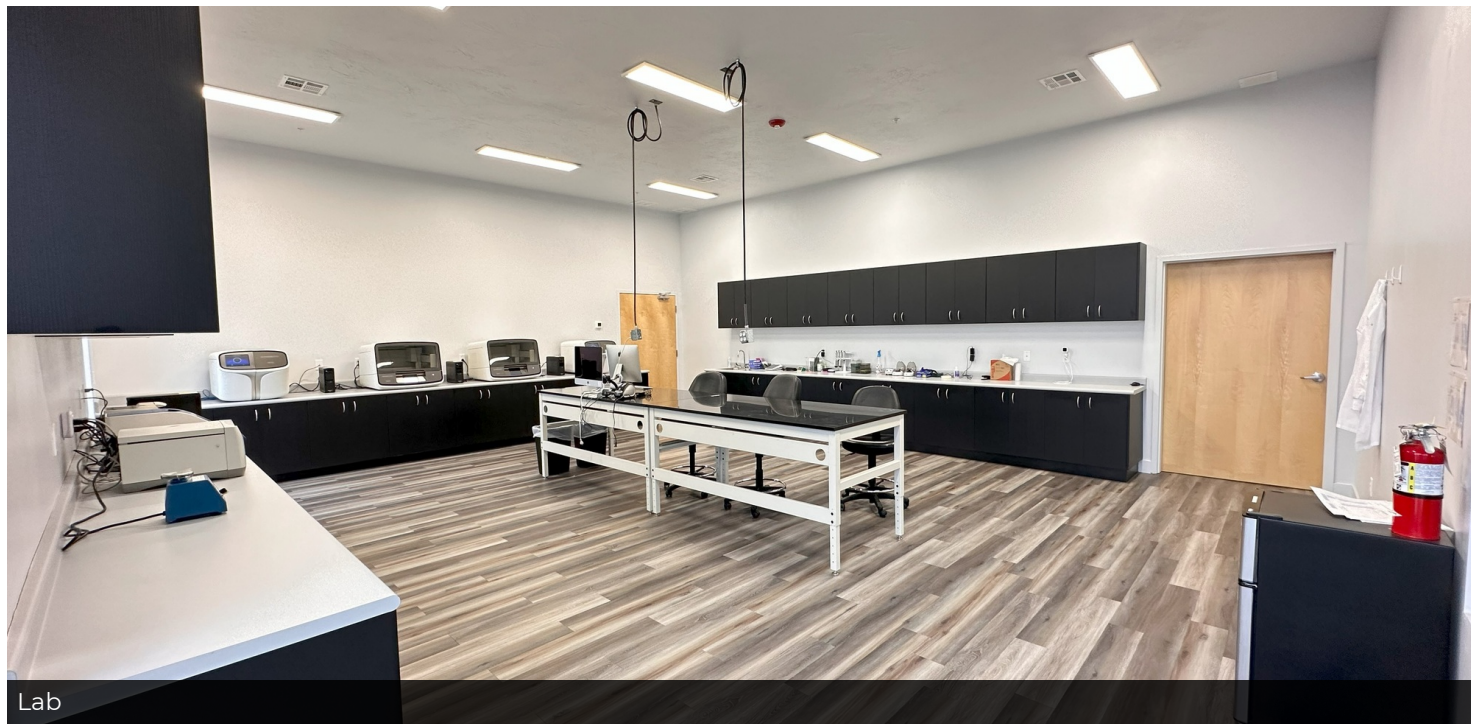


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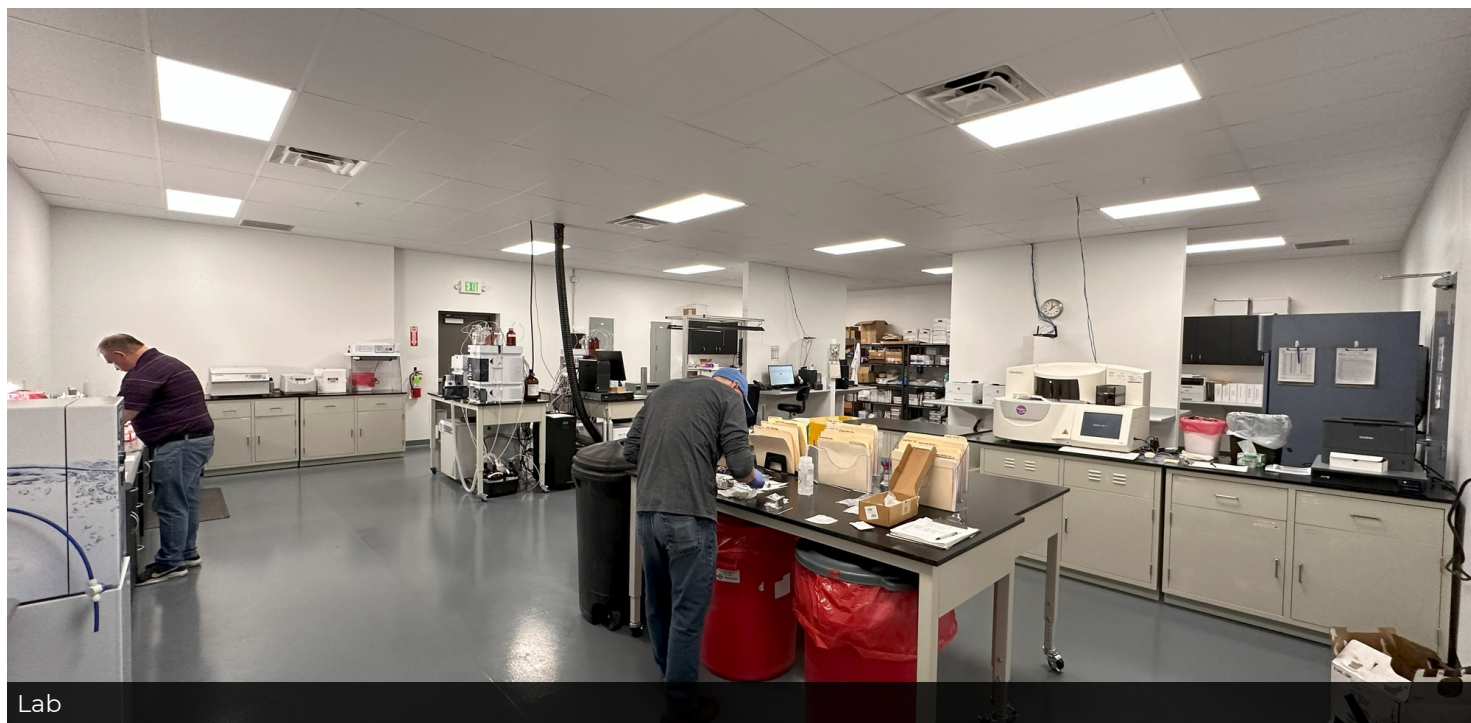
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## ADDITIONAL PHOTOS



Lab



Lab

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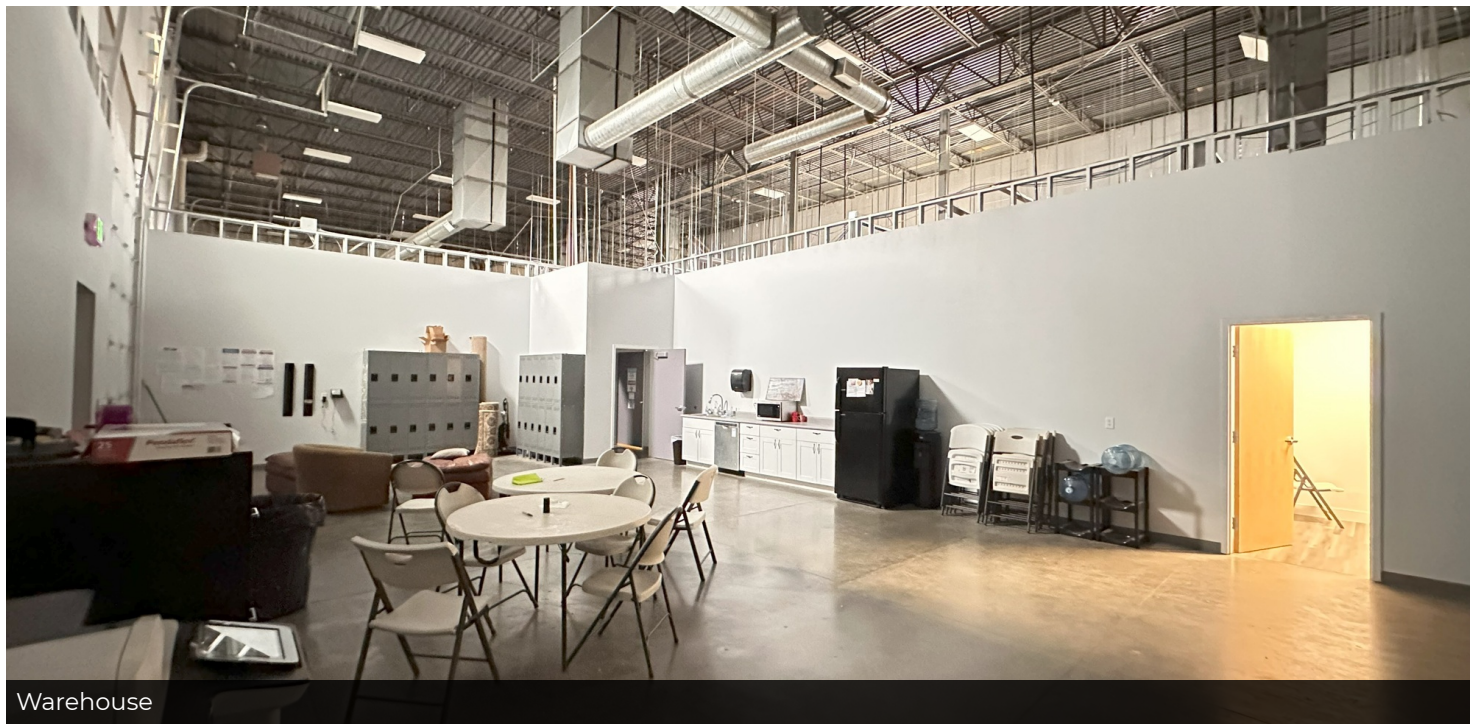


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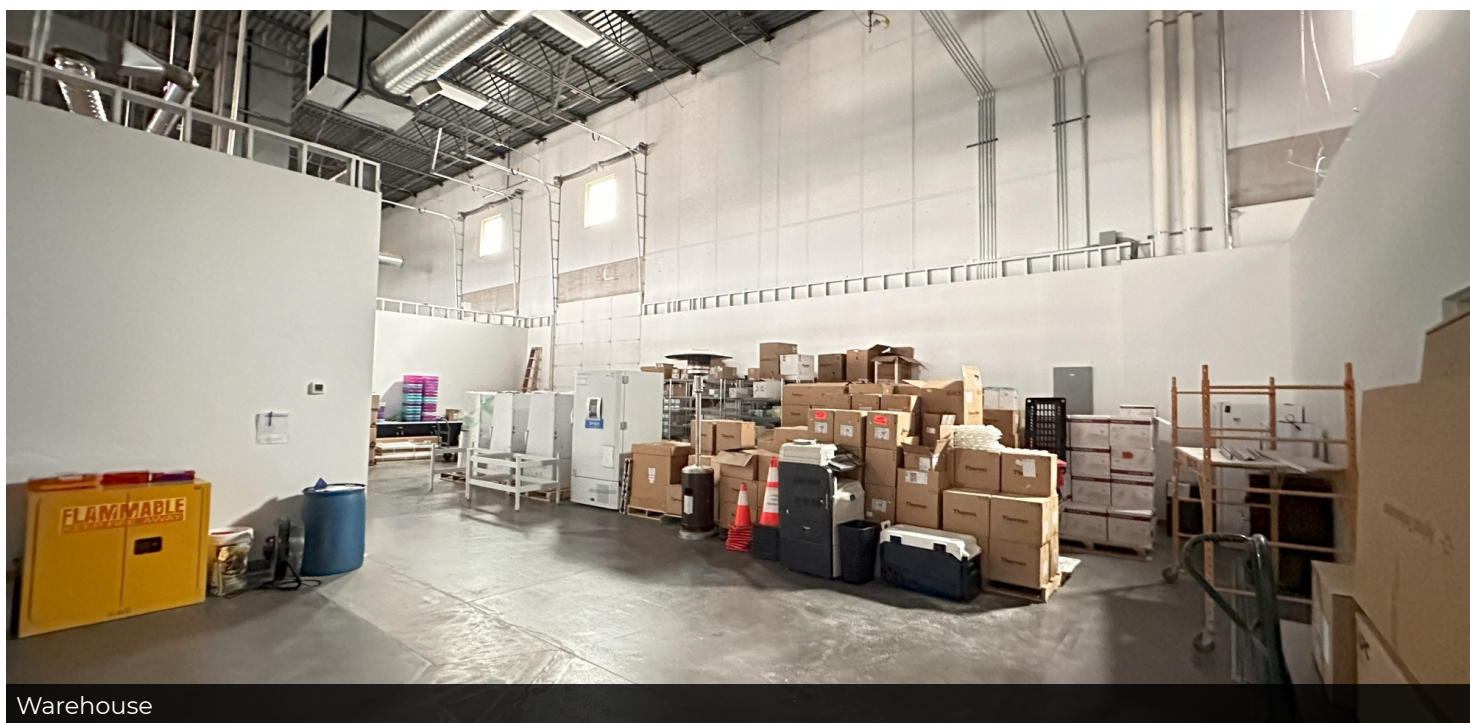
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## ADDITIONAL PHOTOS



Warehouse



Warehouse

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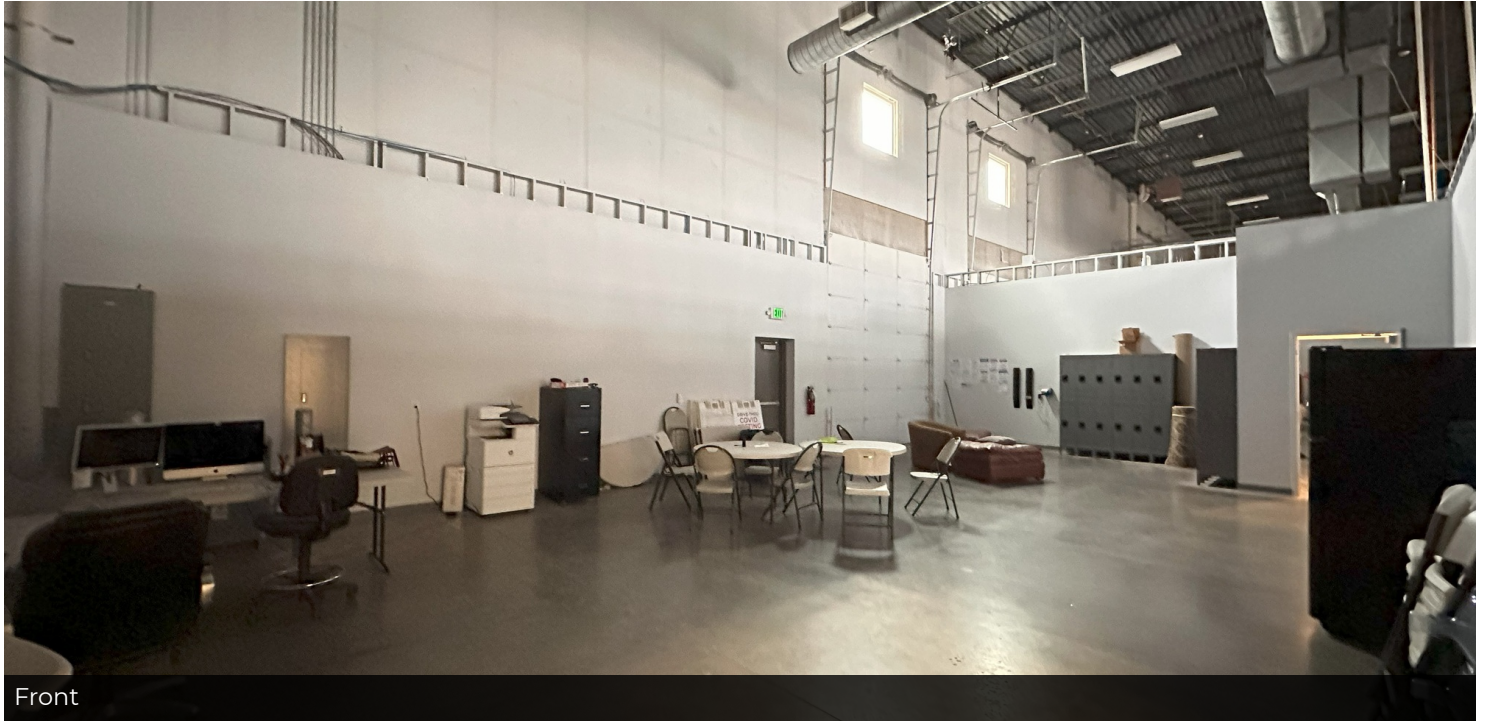


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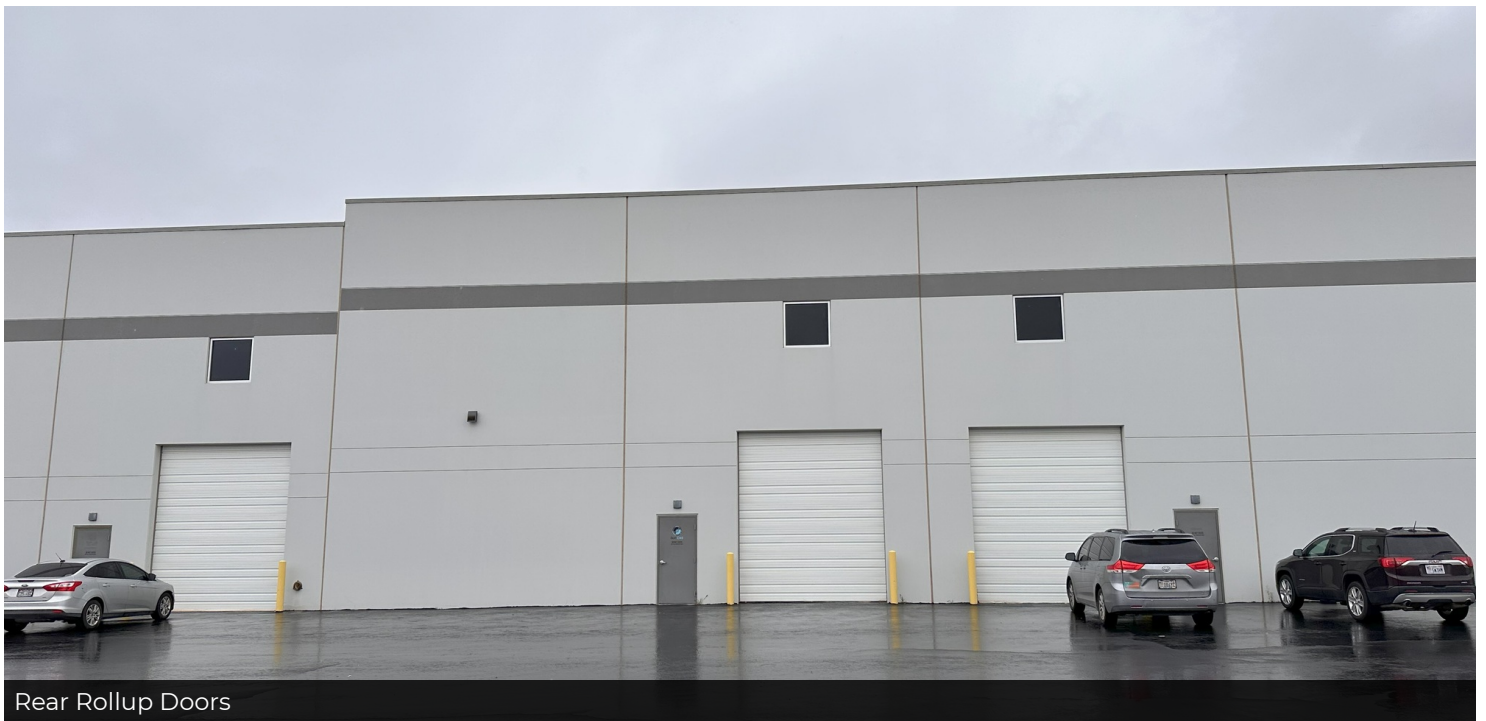
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## ADDITIONAL PHOTOS



Front



Rear Rollup Doors

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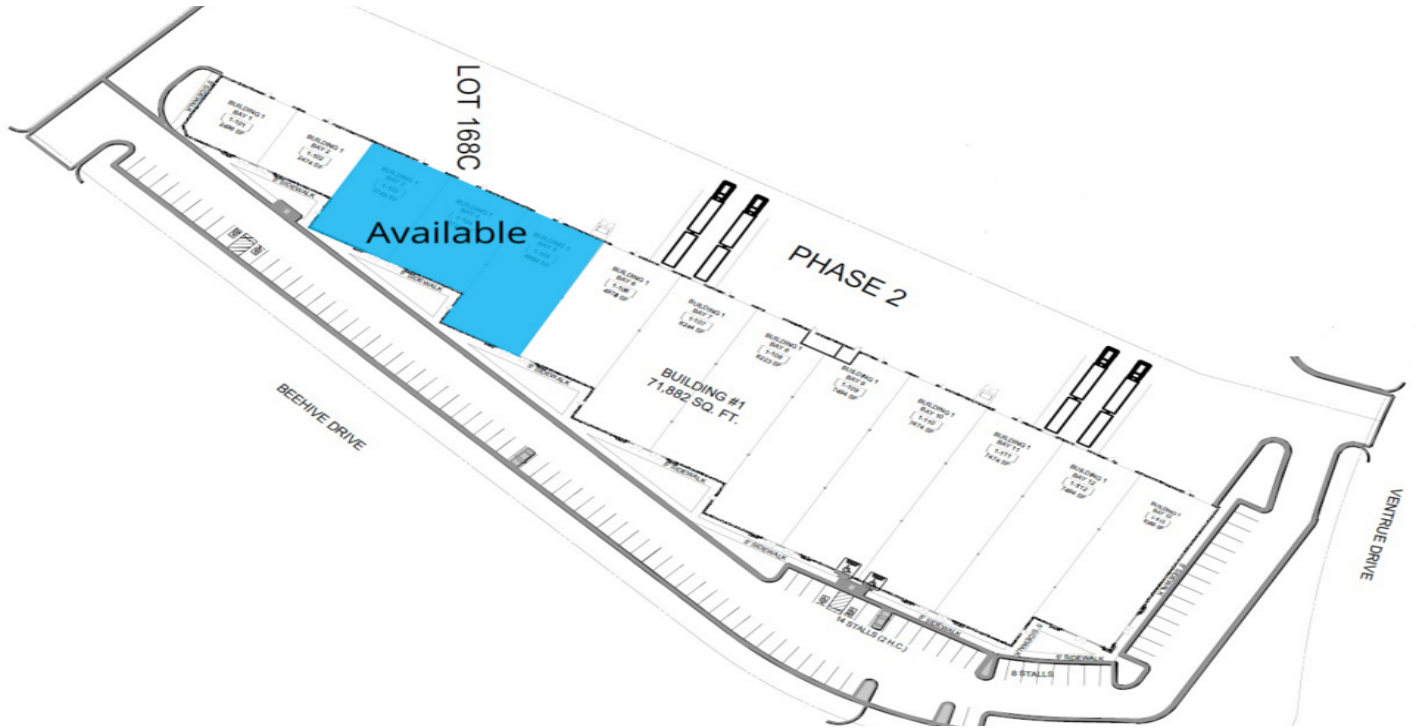


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## LEASE SPACES



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	3,731 - 12,462 SF	Lease Rate:	\$1.10 SF/month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Bays 3-5	Available	3,731 - 12,462 SF	NNN	\$1.10 SF/month	-

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## AERIAL MAP



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*For More Information:*

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