

# BEEHIVE INDUSTRIAL

4616 Beehive Drive, St. George, UT 84770



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	4,970 - 53,739 SF
Lease Rate:	\$0.60 - 0.65 SF/month (NNN)
Year Built:	2018
Building Size:	71,882 SF
Zoning:	M-1

### PROPERTY OVERVIEW

NOW LEASING. Immediate occupancy available.

### PROPERTY HIGHLIGHTS

- 4,970 SF - 53,739 SF for Lease
- Starting at \$0.60 SF NNN
- Over 90,000 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 a 12'x14' roll-up door
- 28' clear height
- 3 phase power, 200 amps, (480 V available)
- Dock doors available in some units

For More Information:

TRAVIS PARRY, SIOR

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TOM CALLISTER

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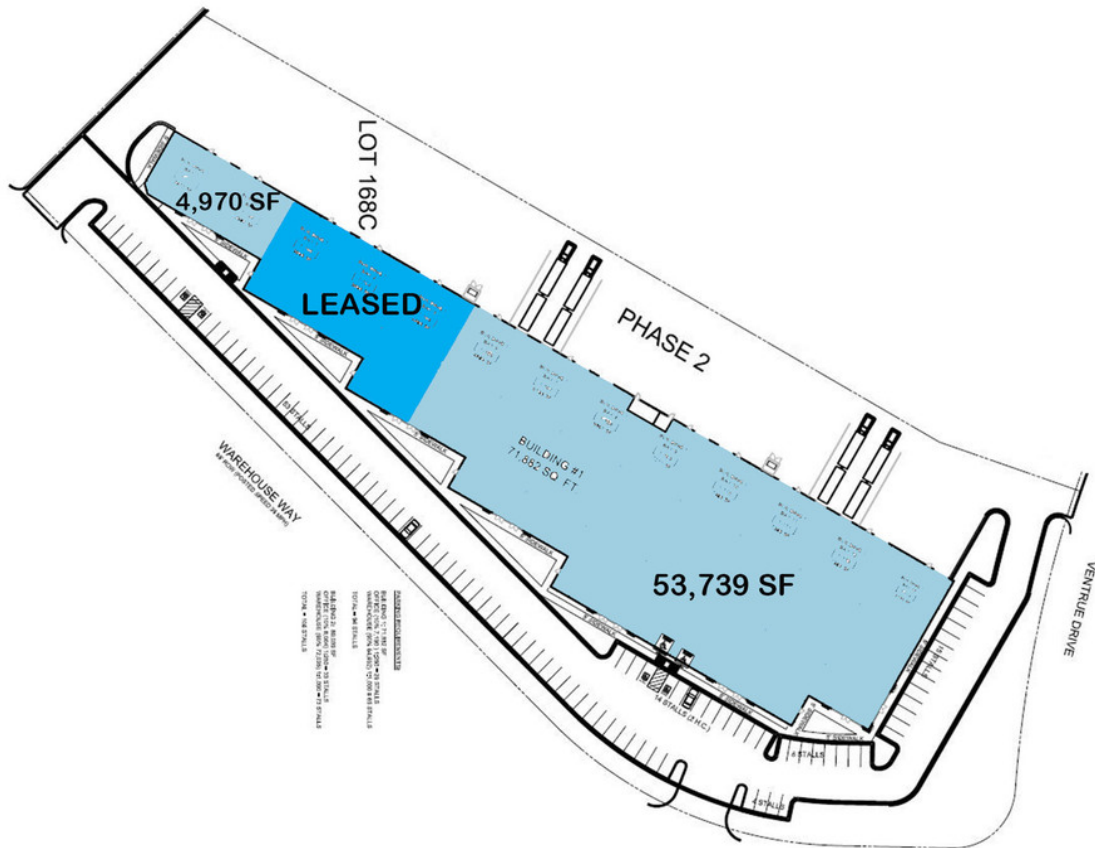
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## AVAILABLE SPACES

**LEASE TYPE** | NNN    **TOTAL SPACE** | 4,970 - 53,739 SF    **LEASE TERM** | 60 months    **CAM & TAX** | \$0.60 - \$0.65 SF/month



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Bays 1-2	Available	4,970 SF	NNN	\$0.60 - \$0.65 SF/month
Bay 6	Available	4,974 - 53,739 SF	NNN	\$0.60 - \$0.65 SF/month
Bay 7	Available	6,244 - 53,739 SF	NNN	\$0.60 - \$0.65 SF/month
Bay 8	Available	6,223 - 53,739 SF	NNN	\$0.60 - \$0.65 SF/month
Bay 9	Available	7,494 - 53,739 SF	NNN	\$0.60 - \$0.65 SF/month
Bay 10-13	Available	6,362 - 53,739 SF	NNN	\$0.60 - \$0.65 SF/month

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## AERIAL MAP



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## ADDITIONAL PHOTOS



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*For More Information:*

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