

GOVERNMENT LEASED INVESTMENT

FOR SALE



345 East Riverside Drive
St. George, Utah 84790

property information

- Design Build - "Build-to-Suit" US Government facility continuously occupied by the BLM since 1997
- 100% Leased to US Government
- Mission Critical Facility
- Home to:
 - BLM - Arizona Strip Field Offices
 - Interagency Hotshots
 - Dixie Arizona Strip Interpretive Association
- 29,423 Square Feet
- 4.5 Acres
 - 76,262 SF Warehouse
- Direct Access to Interstate 15 Freeway
- Irreplaceable Government Asset

marketed by:

Mike Howard **801.669.5144**
mhoward@comre.com

Ray Rosenthal **435.688.9161**
ray.rosenthal@coldwellutah.com



FINANCIAL INFORMATION

AA+ Credit Rating

NOI: \$304,275.00

PRICE: \$4,385,000.00

CAP RATE: 7%



CUSHMAN & WAKEFIELD

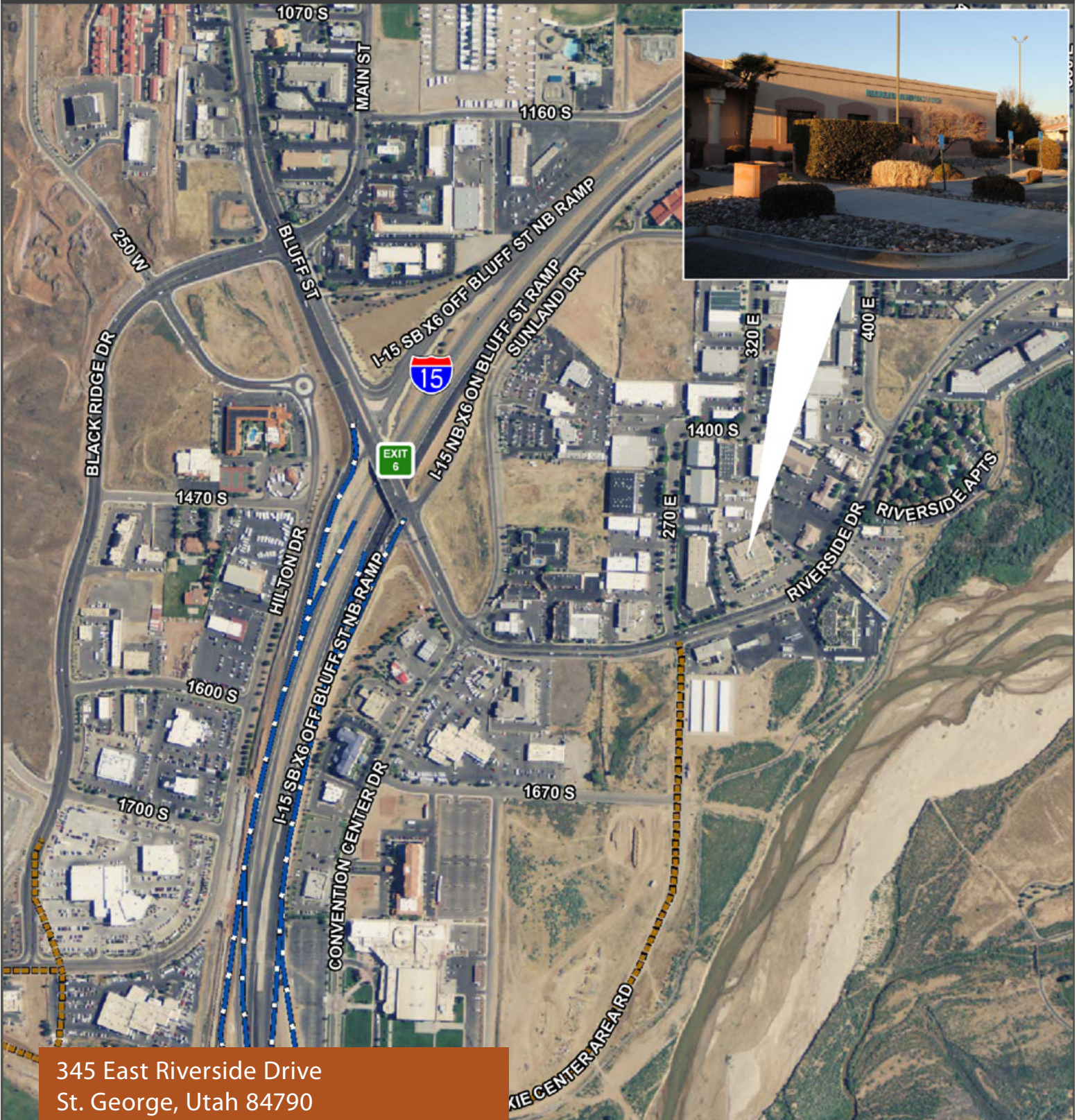
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Tel 801-377-2400 Fax 801-426-5011 • comre.com

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