



FOR LEASE

**1170 East Venture Drive**  
St George, Utah 84790

LOCATED IN FORT PIERCE



**NOW LEASING  
AVAILABLE IN FEBRUARY 2018**

ARTIST RENDERING

### Property Highlights

- 2,370 – 71,882 SF for Lease
- Starting at \$0.58 SF NNN
- National Tenant has pre-leased 80,000 SF
- Close proximity to I-15 interchange
- Adjacent to new FedEx facility and Family Dollar Distribution Center
- Cheapest power area in the state
- Located in Fort Pierce, the area's premier industrial park
- Each unit will have 12' x 14' roll up door
- 28' clear height
- 3 phase power, 200 amps, (480 volts available)
- Dock doors available in some units

**Travis J. Parry, SIOR, CCIM**  
Senior Director  
+1 435 986 4708  
travis.parry@cushwake.com

**Tom Callister, SIOR**  
Director  
+1 435 986 4709  
tom.callister@cushwake.com

2 West St. George Blvd, Suite 10  
St. George, Utah 84770  
Main +1 435 673 7111  
Fax +1 435 673 7153  
**cushmanwakefield.com**



FOR LEASE

# 1170 East Venture Drive St George, Utah 84790

**FAMILY DOLLAR**

**YESCO**

**FedEx**

**CODALE  
ELECTRIC SUPPLY, INC.**

BEEHIVE DRIVE

80,000 SF  
PRE-LEASED TO  
NATIONAL TENANT

PHASE 1

AVAILABLE

PHASE 2

VENTURE DRIVE

ARTIST RENDERING

**Travis J. Parry, SIOR, CCIM**  
Senior Director  
+1 435 986 4708  
travis.parry@cushwake.com

**Tom Callister, SIOR**  
Director  
+1 435 986 4709  
tom.callister@cushwake.com

2 West St. George Blvd, Suite 10  
St. George, Utah 84770  
Main +1 435 673 7111  
Fax +1 435 673 7153  
**cushmanwakefield.com**

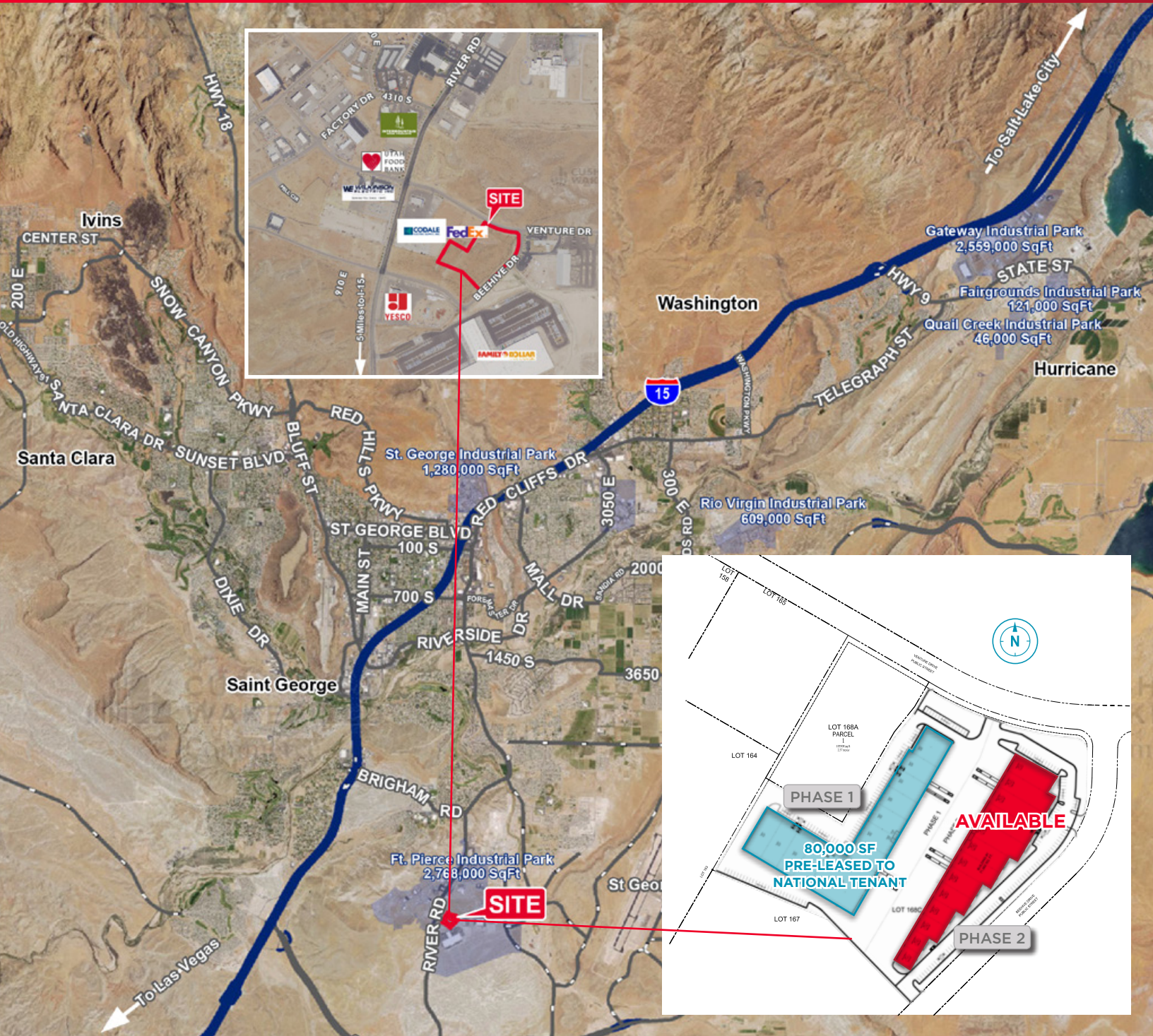
Cushman & Wakefield Copyright 2017. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. (path: G:\1 - Projects\St George\Parry\_Travis\1 - Flyers\1170eVentureDr)





FOR LEASE

# 1170 East Venture Drive St George, Utah 84790



**Travis J. Parry, SIOR, CCIM**  
Senior Director  
+1 435 986 4708  
travis.parry@cushwake.com

**Tom Callister, SIOR**  
Director  
+1 435 986 4709  
tom.callister@cushwake.com

2 West St. George Blvd, Suite 10  
St. George, Utah 84770  
Main +1 435 673 7111  
Fax +1 435 673 7153  
**cushmanwakefield.com**