



Shellee Haines

PRINCIPAL BROKER
435-229-2522

4617 S Pioneer Rd. suite 100 | St. George, UT, 84790
shellee@whitecrowrealestate.com

3955 E Aviator Drive - ±0.25- Acres
INDUSTRIAL BUILDING

EXECUTIVE SUMMARY

Position your business for success in this brand-new industrial facility located along Aviator Drive in St. George's growing industrial corridor. Scheduled for completion in September 2026, this premium tilt-up concrete building offers approximately $\pm 7,768$ square feet of high-quality industrial space designed for functionality, efficiency, and durability.

The available space features approximately $\pm 5,168$ square feet of warehouse/shop and office space complemented by an additional $\pm 2,600$ square feet of dedicated office area, creating a versatile environment for manufacturing, warehousing, distribution, service operations, or contractor headquarters.

Property features include three oversized grade-level bay doors, 3-phase power, 6-inch reinforced concrete floors and aprons, and a secured ± 0.25 -acre yard, providing the infrastructure needed for demanding industrial operations. Conveniently located near Airport Parkway with quick access to I-15 and the Southern Utah Regional Airport, this property offers excellent connectivity for businesses serving the St. George market and beyond.



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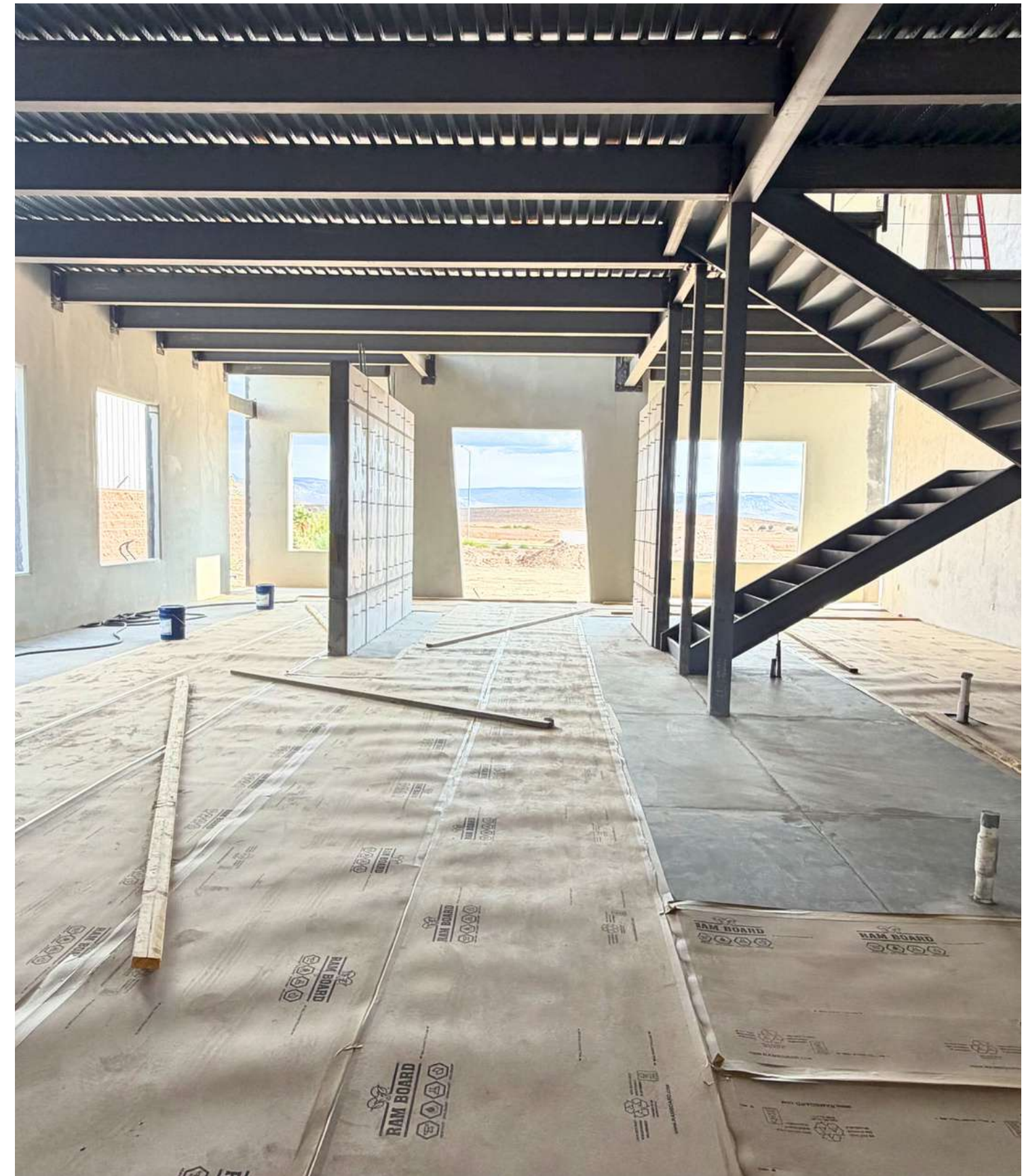
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PROPERTY HIGHLIGHTS – INDUSTRIAL BUILDING

- New Construction Industrial Building – Estimated completion September 2026
- ±7,768 SF Available within a ±15,000 SF tilt-up concrete building
- Lease Rate: \$20.00 PSF NNN
- Premium Tilt-Up Concrete Construction for long-term durability
- Secured ±0.25-Acre Yard ideal for outdoor storage and operations
- Three Oversized Grade-Level Bay Doors for efficient loading and access
- 3-Phase Power to accommodate manufacturing and industrial users
- 6-Inch Reinforced Concrete Floors & Aprons designed for heavy equipment
- Flexible Layout featuring approximately ±5,168 SF warehouse/shop with office space plus an additional ±2,600 SF dedicated office area
- Clear Height Warehouse suitable for a variety of industrial applications
- Excellent Airport Parkway Location with convenient access to I-15 and Southern Utah Regional Airport
- Industrial Zoning supporting a wide range of commercial and industrial uses



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