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INDUSTRIAL PARK
St. George, Utah

The Best Business Location in Southern Utah



OVER 100
BUILDINGS



OVER 130
TENANTS



OVER 1,500
ACRES

www.fortpierceindustrialpark.com

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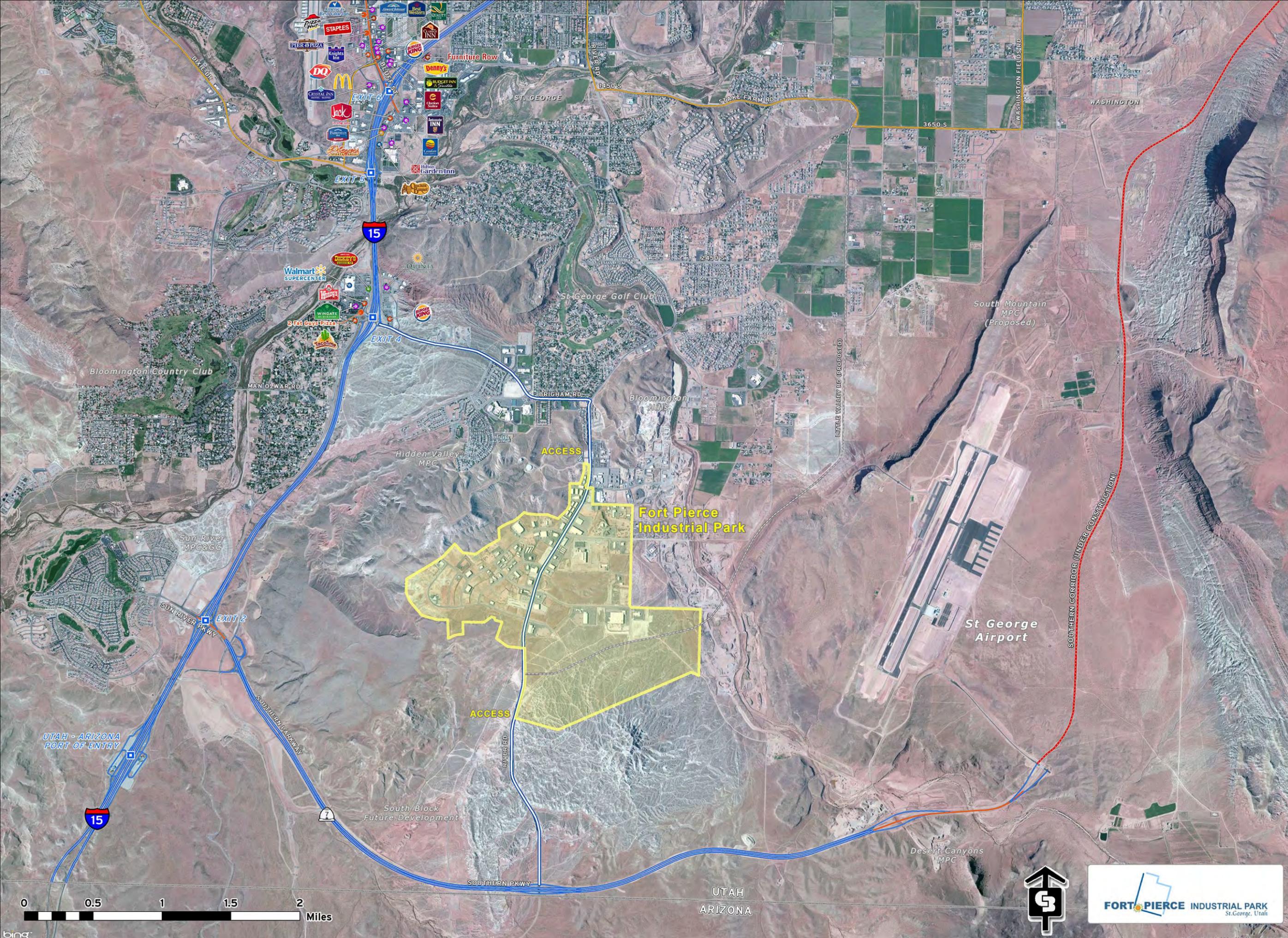
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Produced By: Justin Johnson
 GIS/Mapping Services
 Fort Pierce Industrial Park - Proximity (11706)
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Fort Pierce Industrial Park

Proximity Map

Washington County, Utah

www.fortpierceindustrialpark.com



BACKGROUND

The initial industrial park concept began about 20 years ago when a portion of rangeland in the area was secured by a private business owner from the State of Utah School and Institutional Trust lands Administration (SITLA) to locate and build a new concrete block plant in the area now known as the Fort Pierce Industrial Park. From the success of this initial effort other companies started moving into the area as there was a shortage of Industrial zoned land in Washington County.

Because of the interest that had been created in the area, discussions were started between the Washington County Economic Development Council and the Deputy Director of SITLA about the possibility and need for a large scale Industrial and Business Park in the area. The need was agreed upon but in order to make such a large project work it would require that a cooperative partnership be established with each partner committed to fulfill a unique and imperative role.

This effort was accomplished and the following parties were assembled and necessary documents were prepared to establish The Fort Pierce Business Park.

- Washington County Economic Development Council
- Community Utility
- Private Sector Developer
- City of St. George
- Land Owner (SITLA)

A ground breaking ceremony for the park was held in the later part of 1999 and the park was opened consisting of 160 acres of M-I industrial zoned land. Over the last 15 years the park has been expanded to nearly 1,500 acres. There are currently over 100 buildings and more than 130 tenants in the park providing employment for about 1,000 residents in the St. George area. Fort Pierce is the largest Industrial Park in Southern Utah and is considered one of the best industrial business locations in the Southwestern area of the United States.

A major feature for the park is that it is accessible from two interchanges minutes away from the 1-15 freeway as well as an additional major local road and is also only minutes away from our new airport.

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HIGHLIGHTS

- Fully Improved Industrial Sites *(From 1 to 100+ Acres)*
- Land Sales, Lease & Sale opportunities on existing buildings and Build-to-Suit Opportunities.
- Least Expensive Electrical & Most Affordable Natural Gas in the Lower 48 States
- Pro Business Economic Climate
- Incentives Possible Based Upon Job Creation
- Multiple Interchanges off I-15 Provide Easy Access to Park
- Minutes away from the St. George Airport

STARTING A NEW BUSINESS, EXPANDING OR RELOCATING YOUR CURRENT BUSINESS? CONTACT US!



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➤ PARTIAL LIST OF CURRENT TENANTS

Family Dollar 800,000 SF



Viracon 235,000 SF



Deseret Laboratories 123,000 SF



Blue Bunny 160,000 SF



Milliken 100,000 SF



St George Truss 80,350 SF



Czarnowski 100,000 SF



Yesco 60,000 SF



Sylarus Technologies 40,000 SF



Cox Trucking 27,000 SF



Sunroc 23,000 SF



Codale Electric 40,000 SF



Old Dominion Freight 18,000 SF



Intermountain Wood 12,394 SF



Komatsu Equipment 10,300 SF



Coughlin Company 8,500 SF



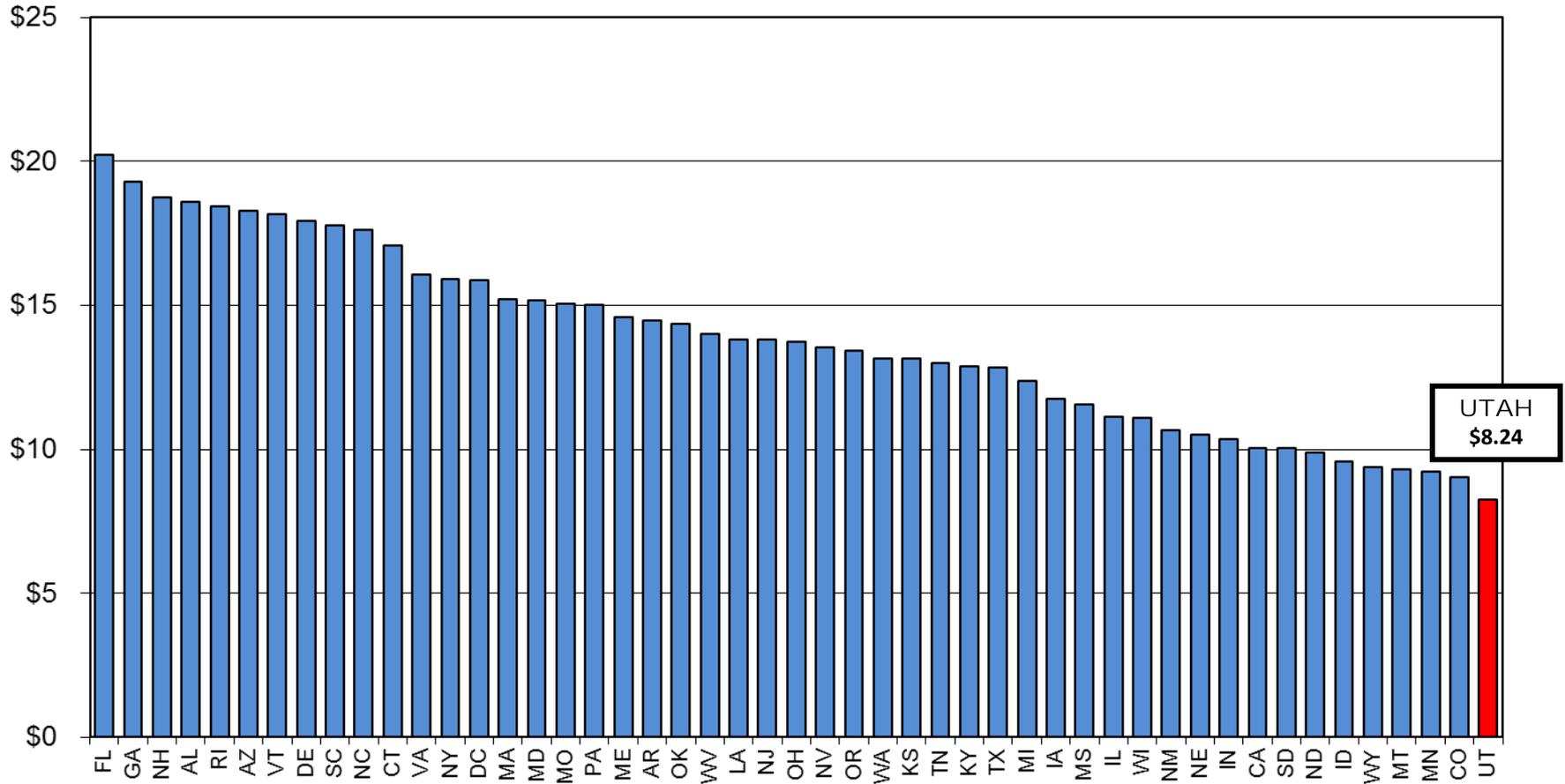
JP Excavating 7,500 SF



Les Olsen Company 8,000 SF

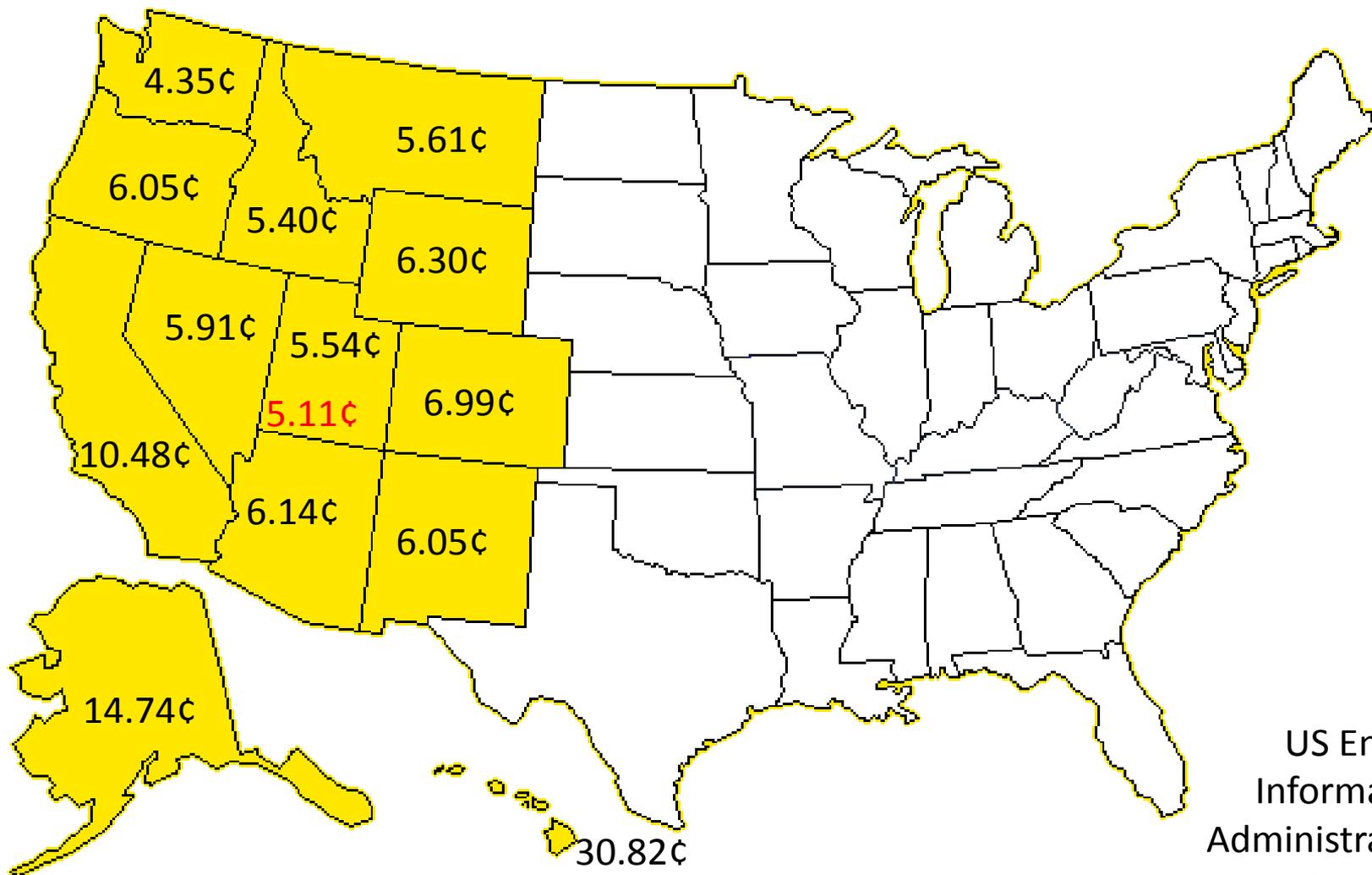


Questar Gas's "General Service" rates are the lowest in the continental U.S.



\$ per Mcf, TTM 8/10; Source: U.S. Energy Information Administration

Average Retail Price of Electricity, Industrial Customers, per kWh



US Energy
Information
Administration
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