

CURRENT. VIBRANT. SUSTAINABLE.



A brand-new state-of-the-art business park built for innovation, including rail transload services at one of Utah's newest inland ports.



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

bziinnovationpark.com

NAUTILUS I



BUILDING SPECS

Available:	68,450 SF	Concrete Apron:	60'
Clear Height:	28'	Floor Slab:	6' Concrete slab on grade
Power:	2,000 Amps 277/48 Volt 3-Phase	Fire Suppression:	ESFR
Dock High Doors:	19 (9'x10') total doors 10 doors equipped with pit levelers with seals, and bumpers	Zoning:	Light Industrial
Grade Level Doors:	10 (14'x16')	Lot Size:	5.40 Acres
Column Spacing:	56'x56'	Employee Parking:	110 Striped stalls
Speed Bay:	61'	Construction Type:	Site-Cast
		Natural Lighting:	Clerestory windows and skylights throughout the warehouse



CONCEPTUAL MASTER PLAN PHASE 1



Property Overview

Join Southern Utah's newest rail served industrial park, BZI Innovation Park. Anchored by BZI Steel's new 400,000sf facility. Transload served property with a drop pull track. Within 6 miles of I-15 Exit 59. Serviced by multiple freeway interchanges (Exit 51, 57, 59) providing redundant access. Opportunity zone qualified property.

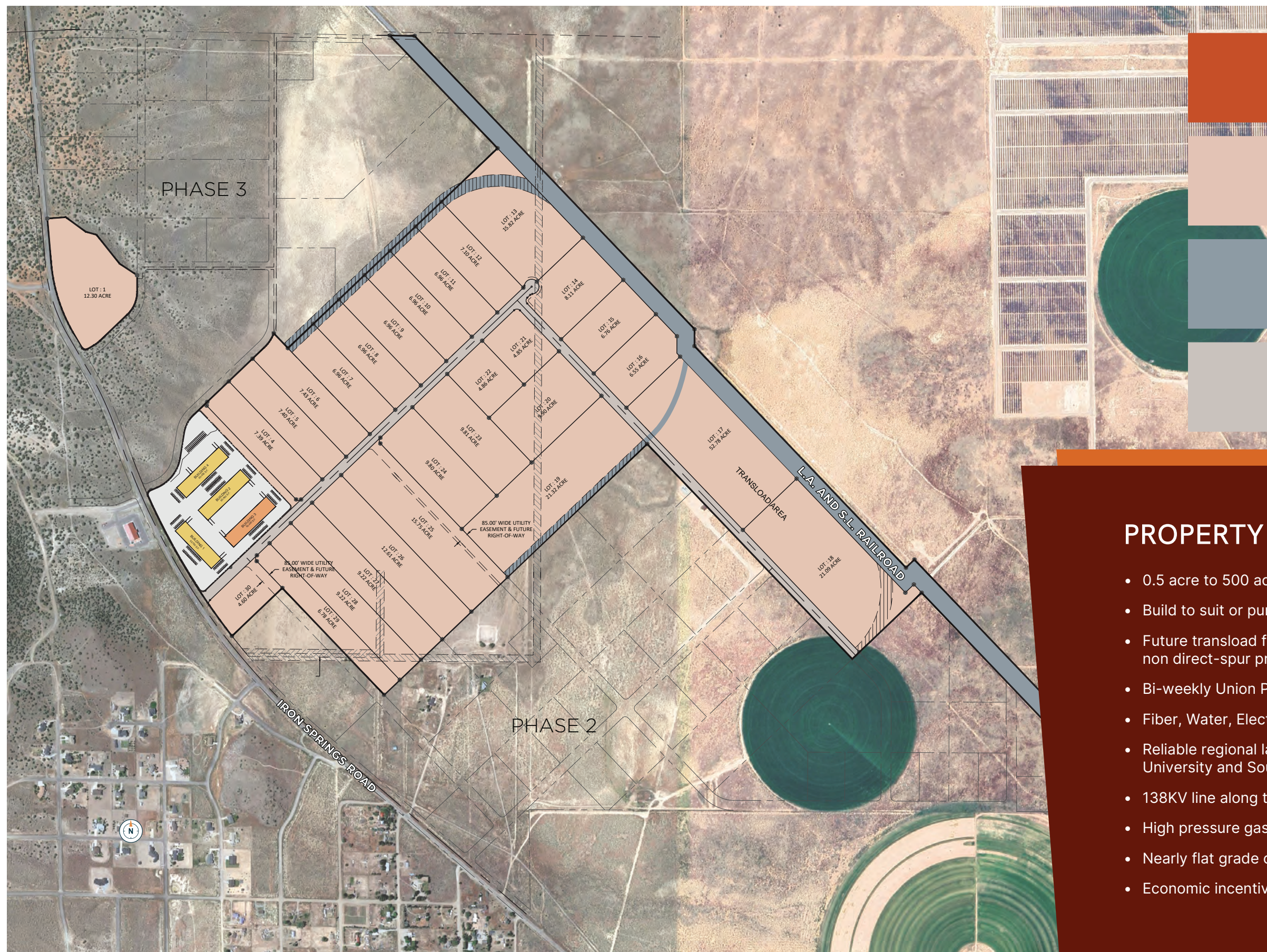
Location Overview

I-15 Exit 59, Cedar City, West on Highway 56/200 N, right on Iron Springs Road. Ideally located midway between California ports and major markets of Salt Lake City, Denver, etc. Adjacent to the Southern and future Northern Beltway route.

Offering Summary

Available SF:	5,000-400,000 sf
Rail Services:	Rail Spur, Transload
Utilities:	Municipal
Lot Size:	0.5 - 500.0 Acres
Zoning:	Heavy Industrial

SITE PLAN



NAUTILUS ONE

PHASE 1

RAIL

ROAD

PROPERTY HIGHLIGHTS

- 0.5 acre to 500 acre sites available
- Build to suit or purchase options available
- Future transload facility location providing rail support for non direct-spur properties
- Bi-weekly Union Pacific delivery schedule (Tues/Thurs)
- Fiber, Water, Electrical, Natural Gas Utils Available
- Reliable regional labor force supported by Southern Utah University and Southwest Technical College
- 138KV line along the rail, Rocky Mountain Power
- High pressure gas line and fiber in Iron Springs Road
- Nearly flat grade on most of the property (~0.07% slope)
- Economic incentives may be available. Business friendly

WHY BZI INNOVATION PARK?

Economic Strength

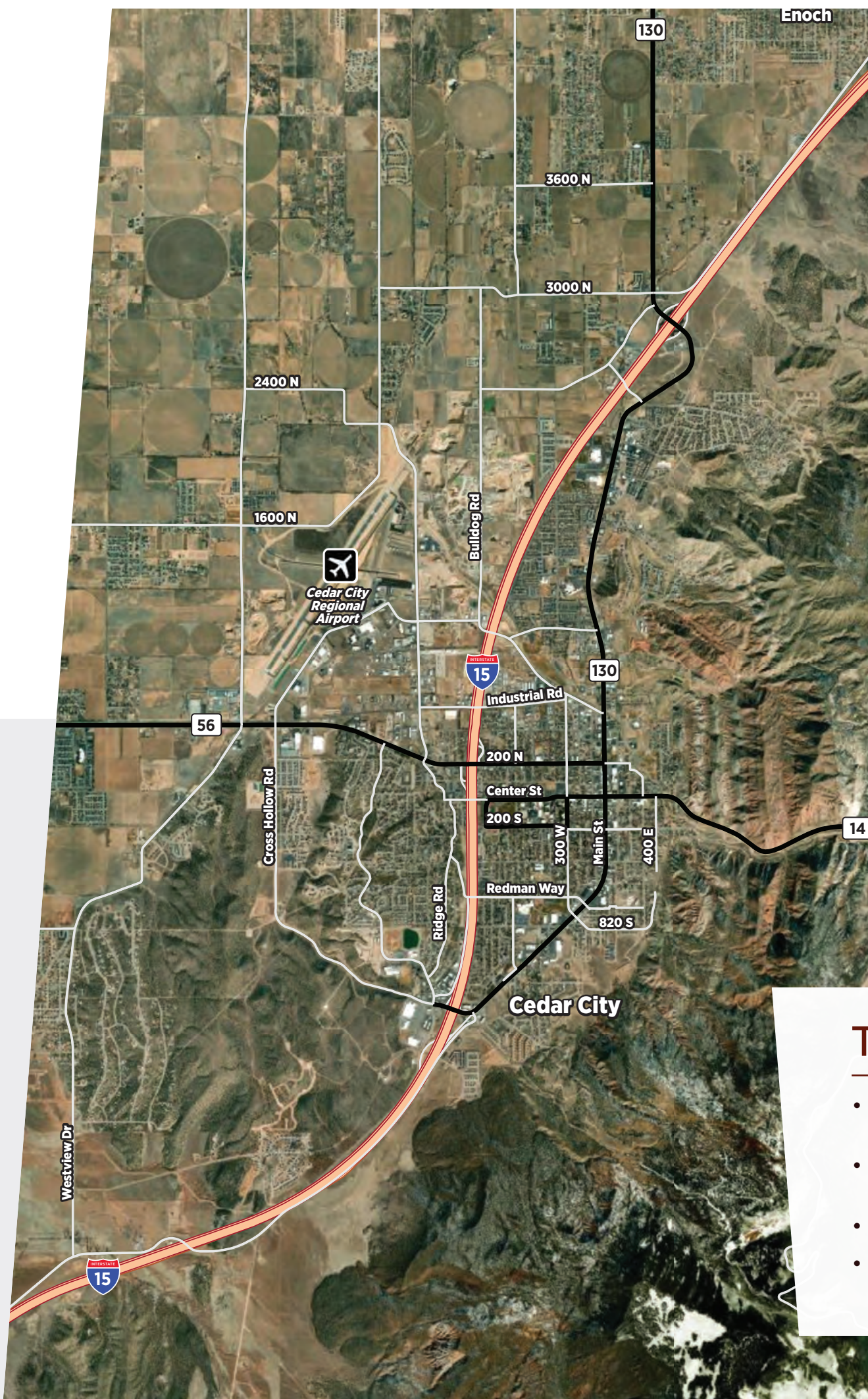
Iron County continues to experience strong employment growth in the third quarter of 2023. Both August and September saw employment numbers 5.3% above that of the previous year. This is the highest rate of growth the county has experienced all year. Unemployment remains in rock bottom territory, indication the labor market remains tight. Small signs of weakness were evident in the decrease of taxable sales for the third quarter in a row.

Census Bureau Shows Iron County as Fastest Growing County in Utah

- 28 new commercial and 3 new industrial building permits issued.
 - A total building valuation of \$42,915,986.21.
- Total valuation of all commercial and industrial building permits in 2023: \$50,912,350.46
- Total Hotel Occupancy 2023 – 62.7% Increase over 2022: 7.7%
- Hotel Average Daily rate – \$113

Population Data

- Iron County Population: 62,429
- Total subdivisions in progress: 196
- New Business Licenses: 277
- Unemployment 2.7%



IRON COUNTY FACTS



Cedar City Named 3rd Fastest Growing College Town in America



Cedar City Micropolitan Area Ranked 6th in the National Percentage Growth Rankings (3.15%)

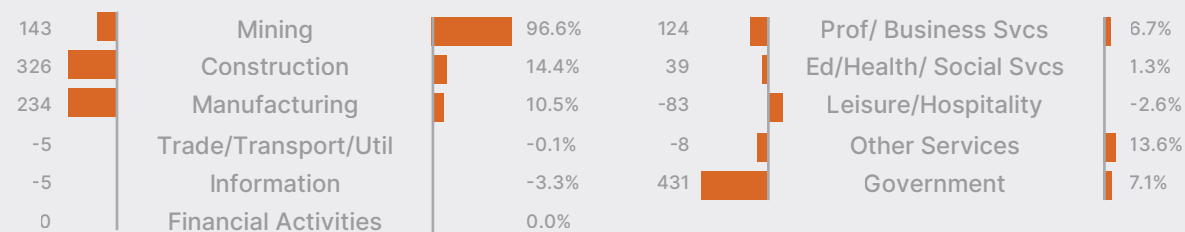


Cedar City Ranked 3rd Overall in the Nation for Best Small City to Start a Business



4th in the nation for Best Business Environment in a Small City

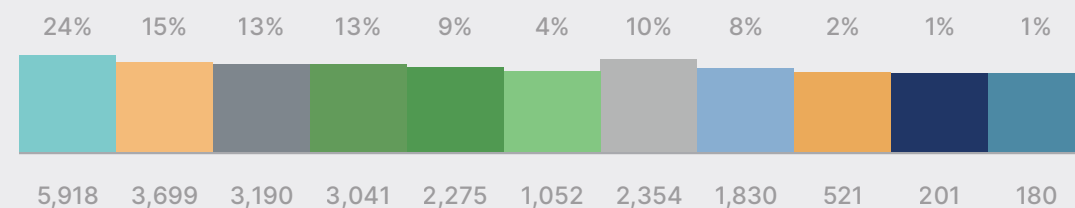
Year-to-Year Change in Nonfarm Jobs



Employment Share

12 Months Ending September 2023

Percentage of Total Non-Farm Employment



Total Employment Numbers

TRAVEL TIMES

- Each rail car eliminates about three trucks from the roadway
- Truck traffic diverted to SR-56 or SR-13 from I-15 to avoid congestion
- Direct highway access to I-15 via SR-56
- Shorter commutes to a new major employment center for local residents

WHY UTAH?



INFRASTRUCTURE IN UTAH

- 2nd lowest electricity rates in the Western states
- 4th lowest average industrial electricity cost in nation
- 7th lowest commercial electricity cost in nation
- Lowest natural gas costs in the nation (industrial and commercial costs) of economic performance and strength.



BEST STATE

- U.S. News Magazine Ranks Utah the No. 3 best state for growth
- August 2022 - Utah was determined the No. 2 best state for job opportunities
- Utah ranked the nation's best economy and No. 3 Best State overall



#1 STATE FOR GDP GROWTH

Utah No. 1 for GDP Growth
Forbes | August 2021



#1 CITY TO START A SMALL BUSINESS

Cedar City Ranked No. 1
WalletHub | 2024



#2 BEST EMPLOYMENT

Utah Determined the No.2 Best State for Job Opportunities
U.S. News & World Report | August 2022

DISTRIBUTION IN UTAH



1,400 Miles of Railroad Track



695 Million Pounds of Air Cargo & Freight Annually



43,155 Miles of Highways & Roads



BZIINNOVATIONPARK.COM

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