



FOR SALE

260 DL Sargent Dr B
Cedar City, UT 84721

± 11,202 SF Warehouse

Property Specs

SALE PRICE	\$1,850,000
TOTAL IMPROVEMENTS	± 11,112 SF Suite 102 ± 6,096 SF Suite 101 ± 2,500 SF Suite 100 ± 1,196 SF
LOT SIZE	± 0.65 Acres
YEAR BUILT	2005
TYPE	Industrial Warehouse

Property Overview

This versatile industrial property is ideally located near Cedar City's North I-15 Interchange, offering excellent regional access. The site features multiple income-producing components, including two functional suites within the main building, a standalone warehouse, and seven storage units, providing built-in revenue streams and long-term flexibility.

Recent upgrades enhance efficiency and usability, with LED lighting throughout interior and exterior areas, insulated overhead doors, and automatic openers. The high-utility, flexible layout is well suited for a wide range of industrial users, including distribution, fabrication, and service operations.

Situated in a growing regional market, this property presents a compelling opportunity for owner-users or investors seeking adaptable industrial space that combines operational efficiency with reliable income potential.

Suite #102 | ± 6,096 SF

Suite 102 includes a finished two-level office and an open warehouse with HVAC, gas heat, evaporative cooling, fiber internet, and CAT5 wiring. Features include three powered 12' x 16' overhead doors, a covered loading dock, and two restrooms.

Suite #101 | ± 2,500 SF

Suite 101 offers an open warehouse layout with one powered 12' x 16' overhead door and a man door. The suite includes gas heat, air conditioning, fiber internet, CAT5 wiring, and one restroom—ideal for smaller operators or rental income.

Suite #100 | Stand-Alone Warehouse

This independent warehouse includes a powered 10' x 12' overhead door, gas heating, a connected RV carport, and a CAT5 connection from the main building. Suitable for shop use, storage, or additional rental income.

Storage Units

Seven storage units totaling ±1,320 SF for added income potential.

BOMA Verification Note

BOMA verification is recommended for all suites and storage units.



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SUITE 102



FLOOR PLAN

Suite 102

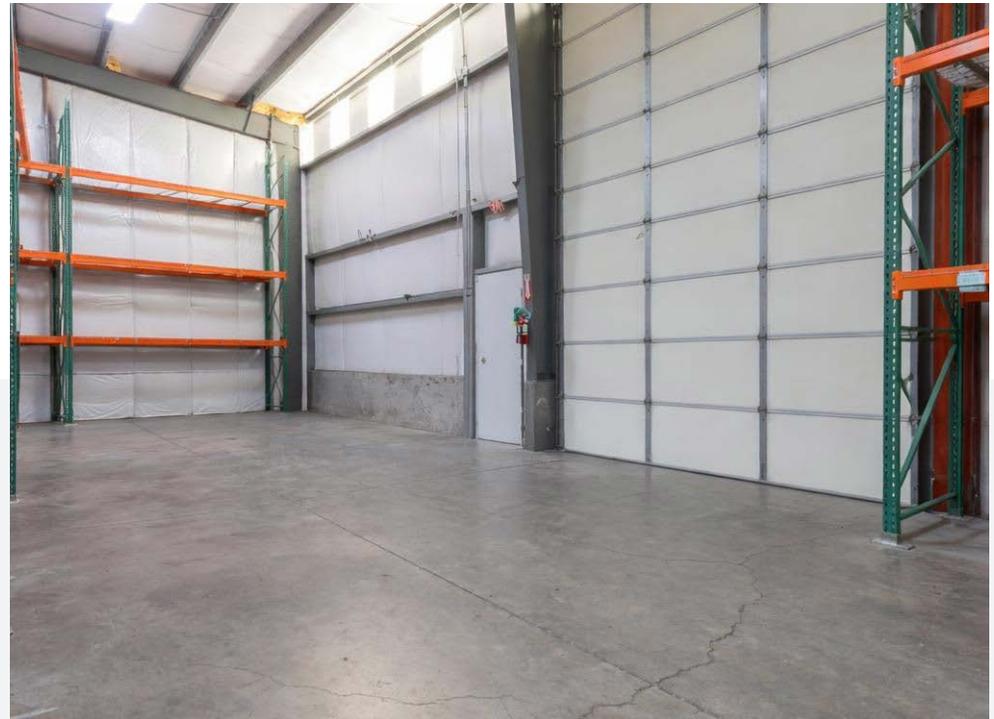


PHOTOS



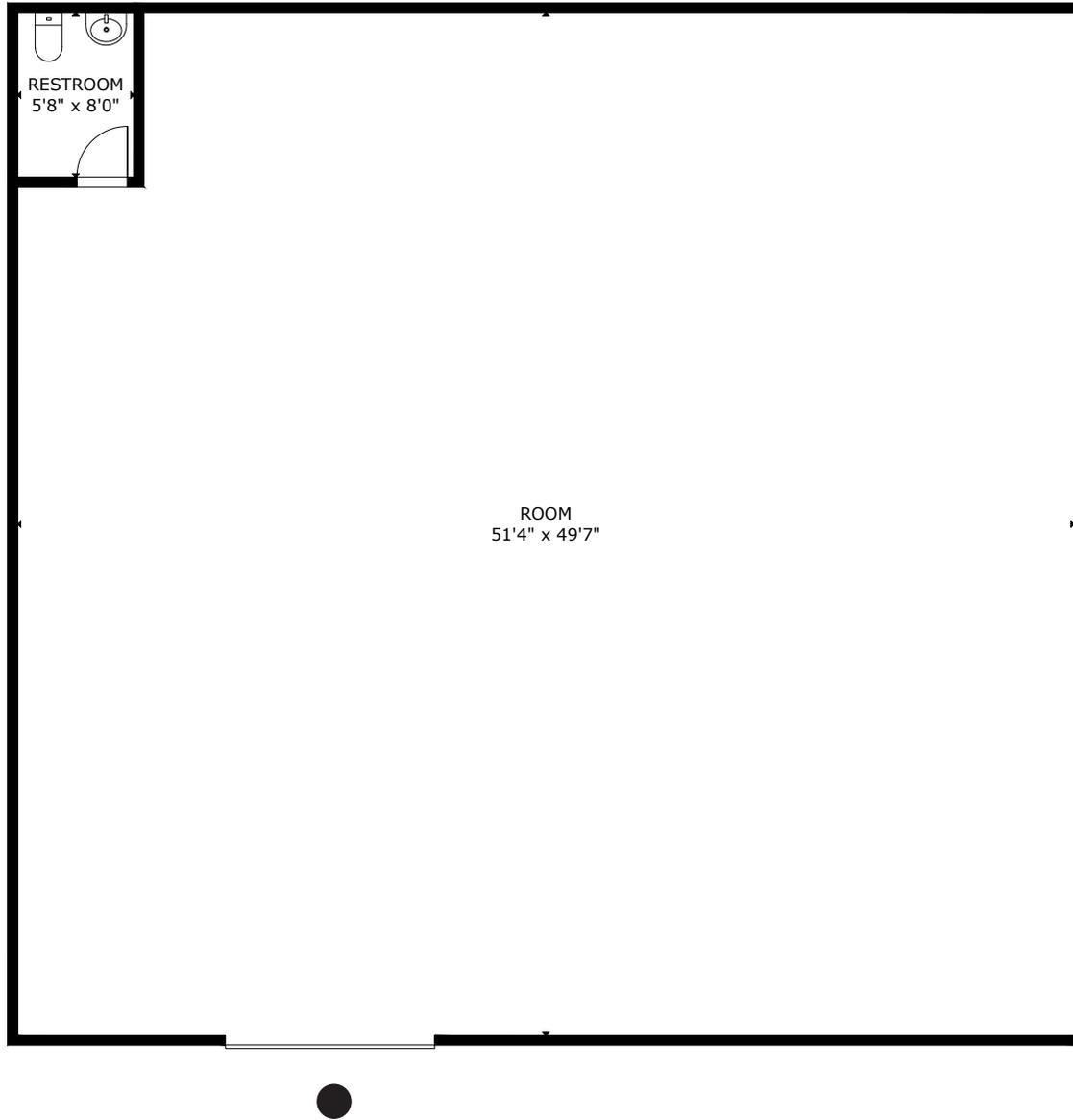


PHOTOS



SUITE 101

● GRADE LEVEL LOADING



FLOOR PLAN

Suite 101

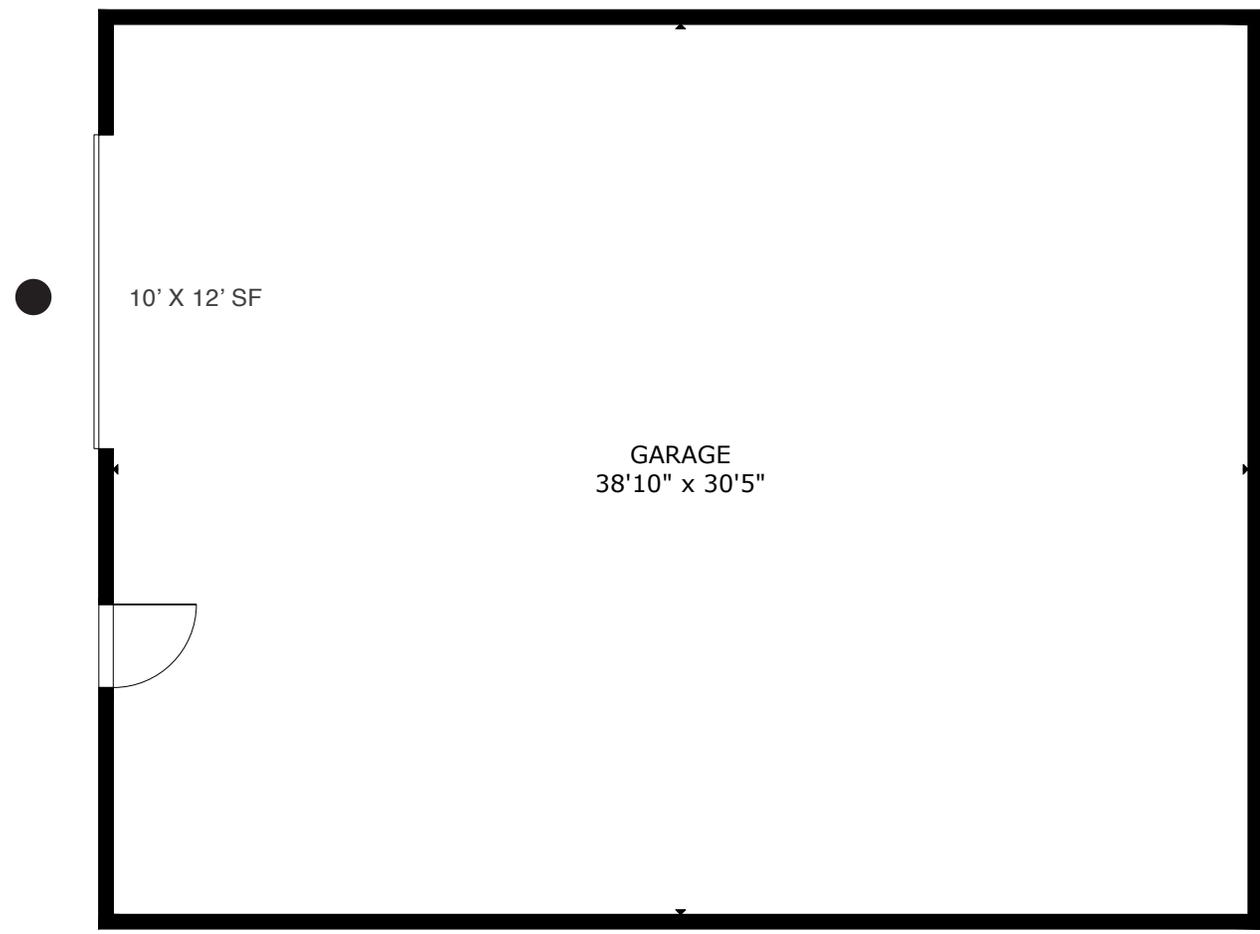


PHOTOS



SUITE 100

FLOOR PLAN



● GRADE LEVEL LOADING

Suite 100



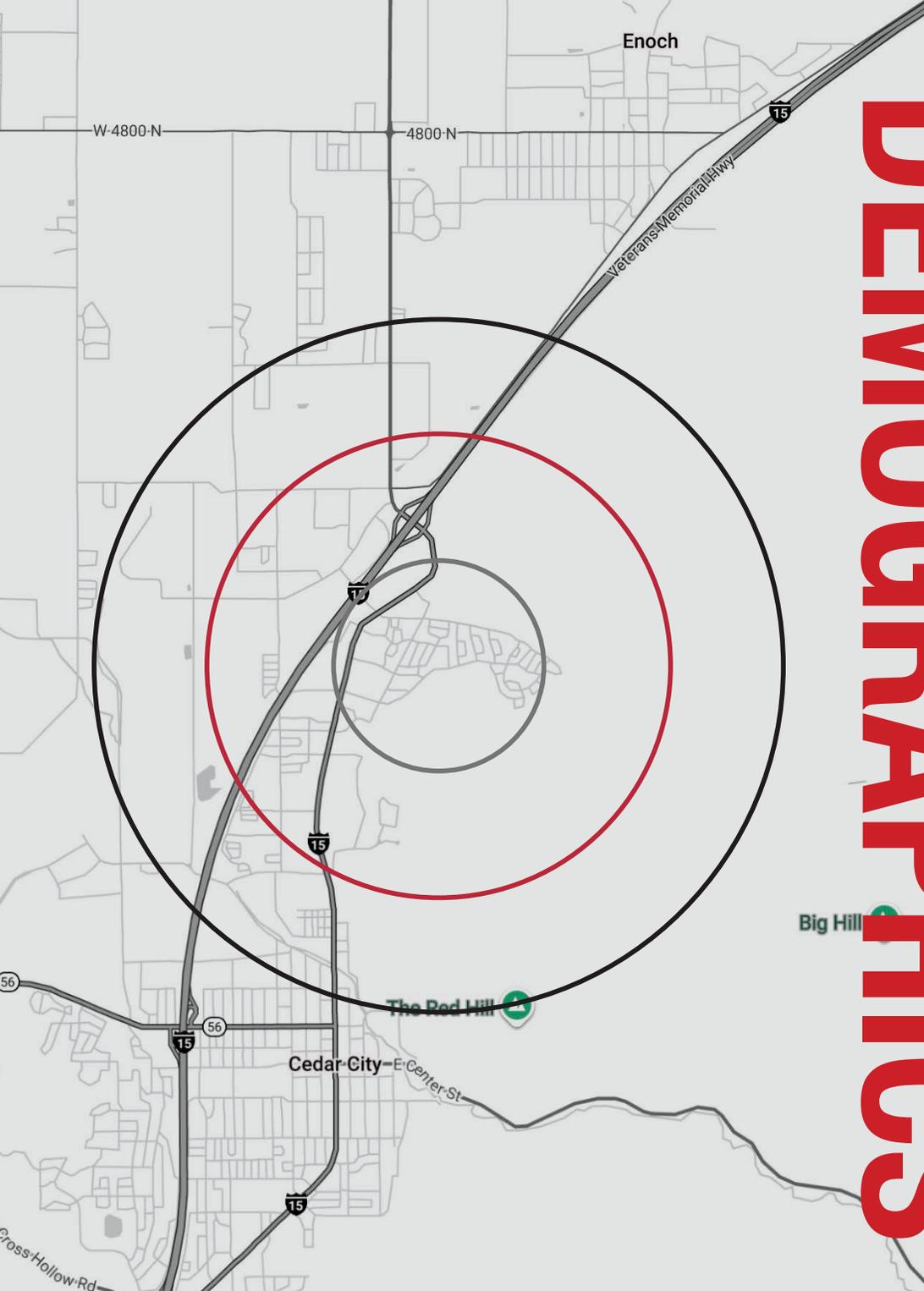
PHOTOS



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	7,130	25,949	52,780
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	2,311	8,648	17,032
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$87,797	\$80,985	\$90,638

Traffic Counts

STREET	AADT
North Main Street	27,494
Nichols Canyon Rd	24,814

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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