



FOR SALE

± 900 - 1,080 SF

Industrial | Storage Units

881 N Aviation Way
Cedar City, UT



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Offering Memorandum

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.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

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.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.

Property Summary

OFFER PRICE	\$148,000
LEASE PRICE	\$550/Month
YEAR BUILT	2023
ZONING	Industrial
TYPE	Industrial Storage Units
TAX ID	B-1792-0019-0000, B-1792-0018-0000, B-1792-0016-0000, B-1792-0017-0000

- New condo storage units for sale or lease.
- Can be built and used as man caves.
- Rare opportunity to purchase your own storage unit.
- On site amenities include restroom, water tap and air hose.
- On site Dump Station
- R24R Closed Cell Insulation
- Ability to trade up to a Phase 2 unit once completed OAC and for an additional cost.
- 14x14 roll up doors, great for Boat, RV storage, hobby cars or shop space.
- CC&Rs will also be in place.



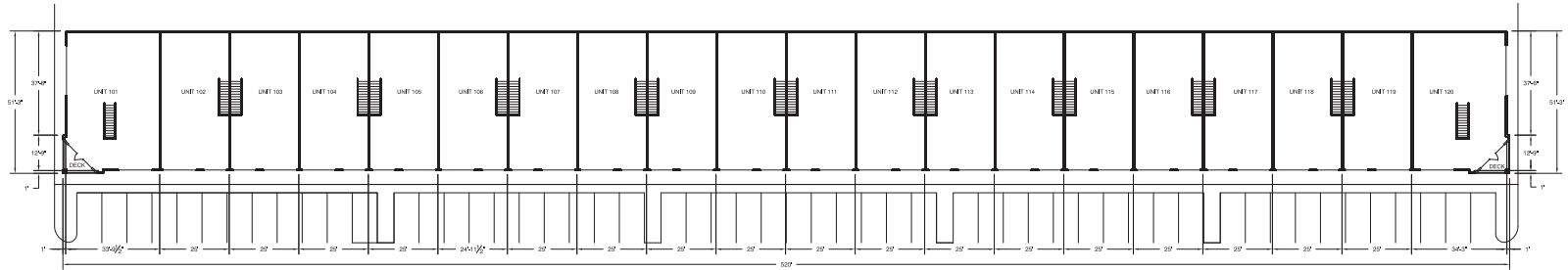
OR TEXT 17352 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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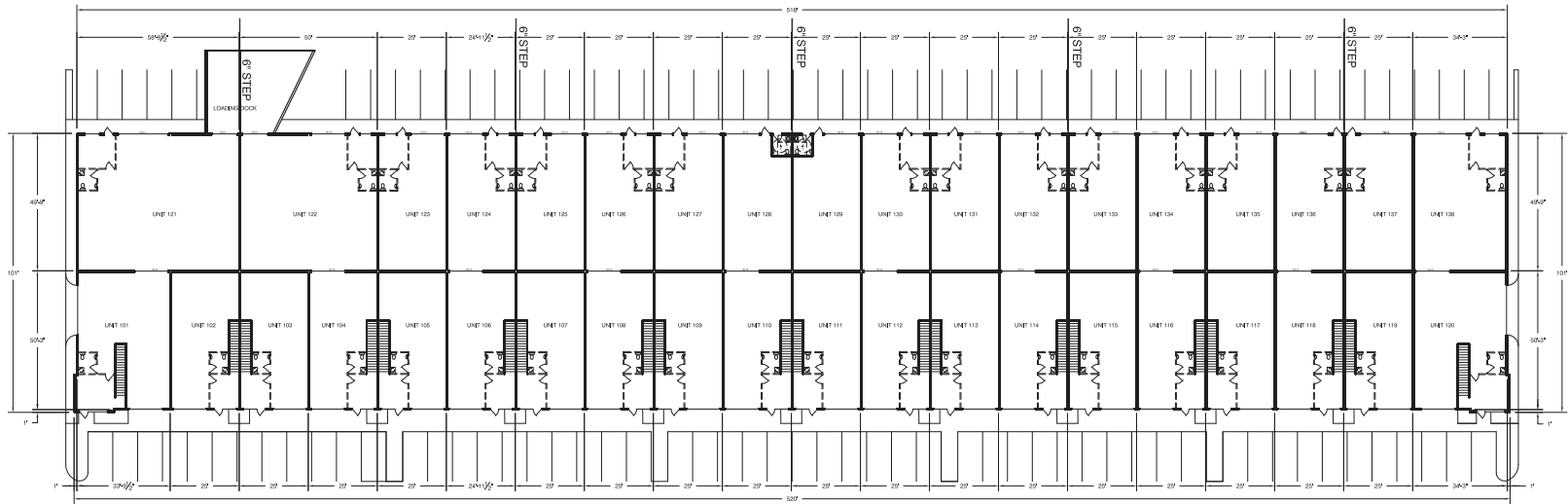


Floor Plan



SECOND FLOOR PLAN
SCALE 1" = 8'

SECOND FLOOR AREA = 26,000 SQ. FT.



FIRST FLOOR PLAN
SCALE 1" = 8'

FIRST FLOOR AREA = 91,895 SQ. FT.



FRONT BUILDING ELEVATION
SCALE 1" = 8'

TOP OF PARAPET 105'-0"
SECOND FLOOR 112'-0"
FIN. 100'-0"



REAR BUILDING ELEVATION
SCALE 1" = 8'

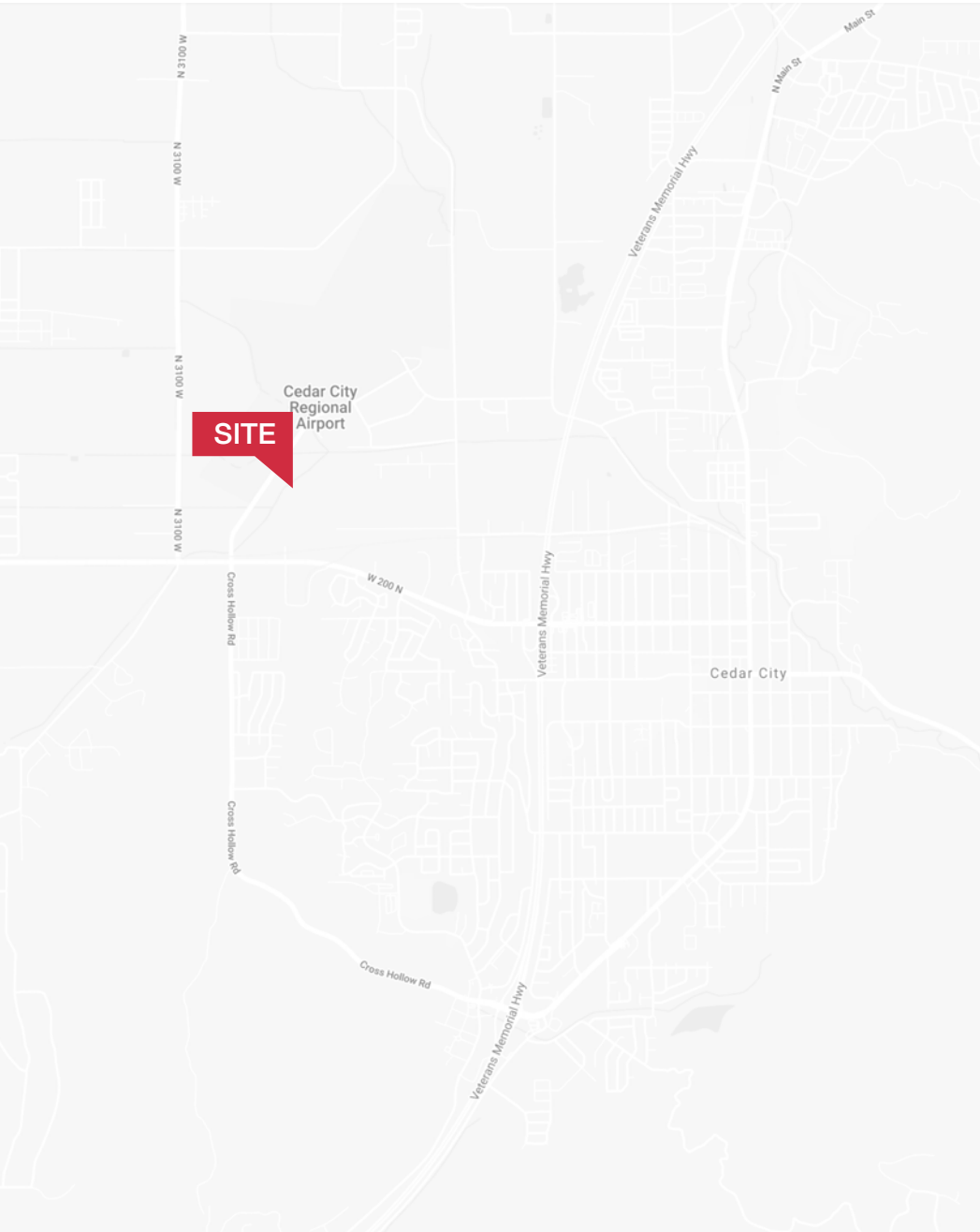


Area Map

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



Area Map



Demographics

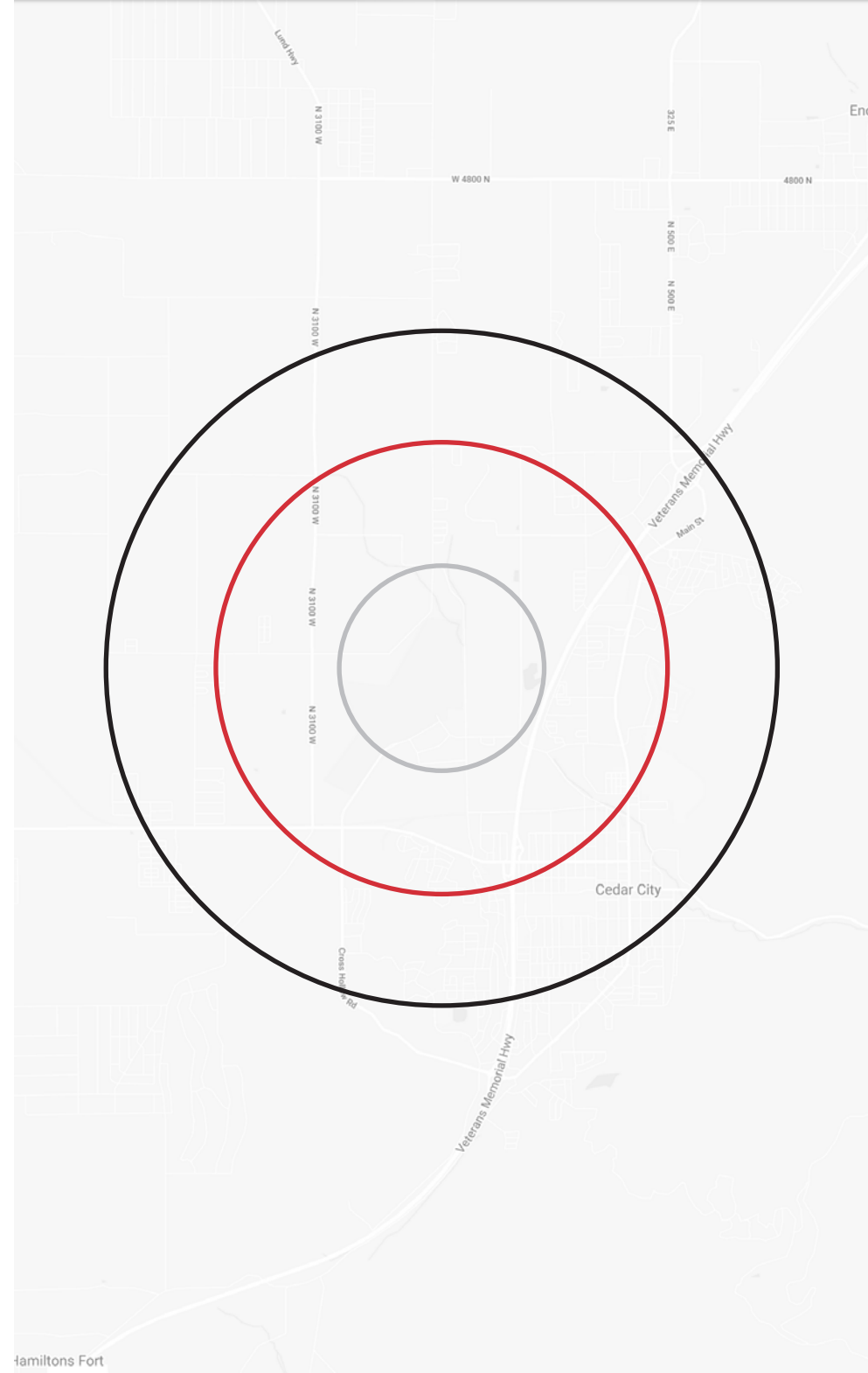
POPULATION	1-mile	3-mile	5-mile
2023 Population	1,501	29,846	40,557
HOUSEHOLDS	1-mile	3-mile	5-mile
2023 Households	470	9,959	13,466
INCOME	1-mile	3-mile	5-mile
2023 Average HH Income	\$98,532	\$66,745	\$68,342

Business Summary

BUSINESS	1-mile	3-mile	5-mile
Total Businesses	135	1,292	1,422
Total Employees	1,784	14,163	15,562

Traffic Counts

STREET	AADT
Aviation Way	1,891
200 N	13,111





Distance to Major Cities

Salt Lake City, Utah	248 miles
Las Vegas, Nevada	173 miles
Los Angeles, California	440 miles
San Diego, California	502 miles
Denver, Colorado	580 miles
Phoenix, Arizona	435 miles

Market Research

Our offices publish commercial and residential market research across Utah, Nevada and Texas. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City and from San Antonio to Austin, through our affiliate.

CLICK HERE



**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>



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