

3309 WEST 600 NORTH / CEDAR CITY / UTAH



# Smead Manufacturing

## 313,002 Sq. Ft. Manufacturing Facility For Sale on 36.93 Acres

**CBRE**

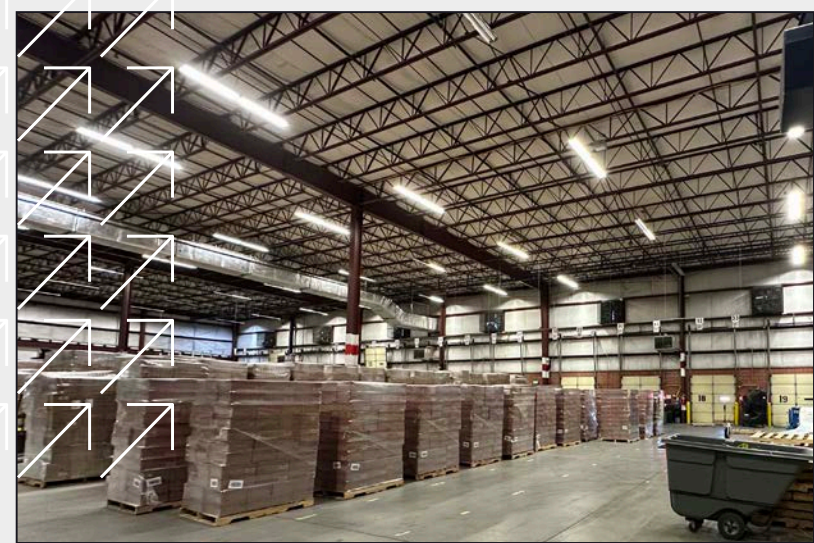
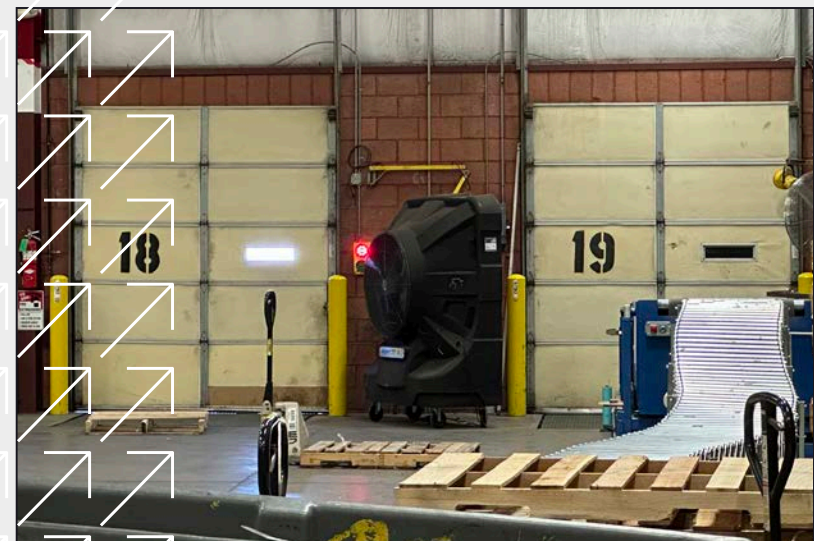
**NEWMARK**  
MOUNTAIN WEST

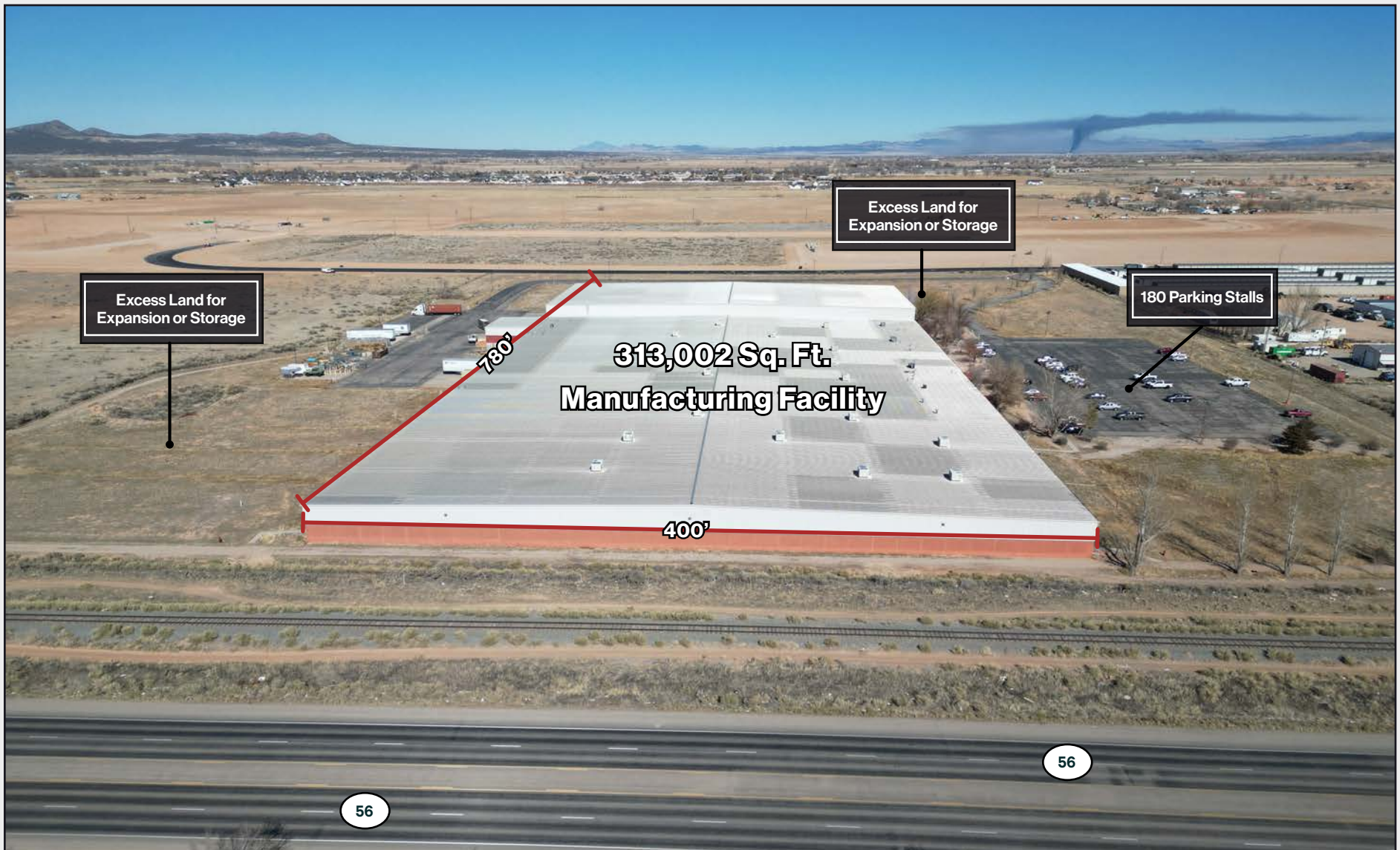
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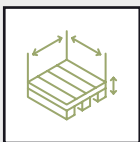
# Building Specifications

Spec Type	Spec Details
Building Size:	313,002 Sq. Ft.
Manufacturing Warehouse:	220,557 Sq. Ft.
Storage Warehouse:	71,777 Sq. Ft.
Office:	17,444 Sq. Ft.
Enclosed Pallet Dock:	3,224 Sq. Ft.
Lot Size:	36.93 Acres
Parcel Number:	B-1412-0000-0000
Clear Height:	16' in Manufacturing Warehouse / 28' in Storage Warehouse
Loading:	19 Dock High Doors ( 1 with Ramp Access)
Power:	1600 Amps, 480 Volt, 3 Phase
Lighting:	LED Motion Sensors
Construction Type:	Concrete Block Base with Insulated Metal Panels Above
Fire Suppression:	ESFR
Floor Slab:	8" Steel Reinforced Concrete
Employee Parking:	180 Stalls
Zoning:	I & M-1, Industrial Manufacturing
Year Built:	1996
Rail Access:	Potential (Adjacent track, but no spur)





HIGHLIGHTS



**Expansion**

19.5% Building Coverage Providing Expansion or Outside Storage Capabilities



**Parking**

180 Employee Parking Stalls



**Location**

Less than 5 Minutes to I-15



**Exposure**

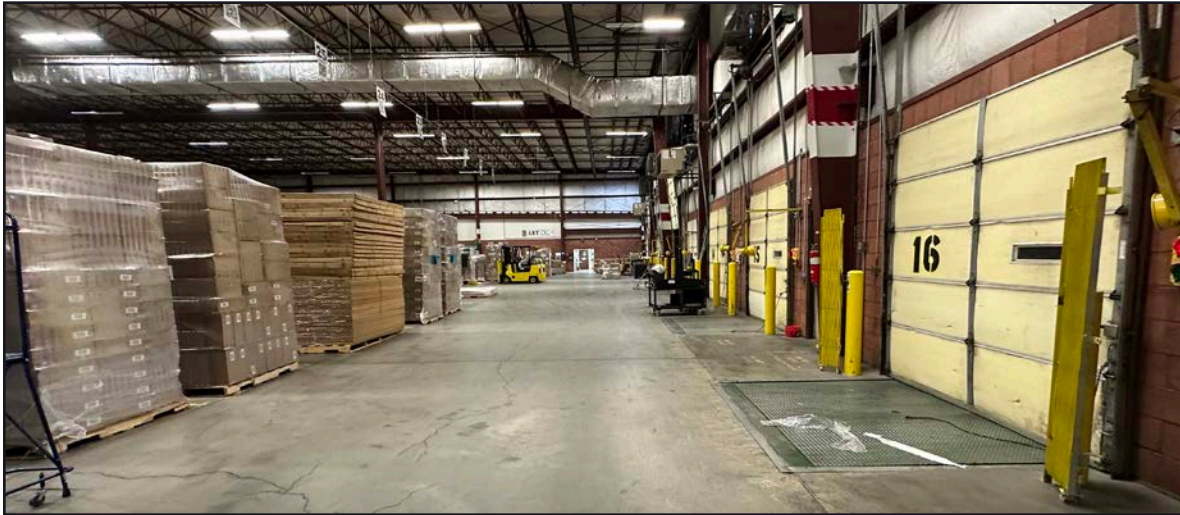
Prime Visibility on Hwy 56

# Exterior Photos



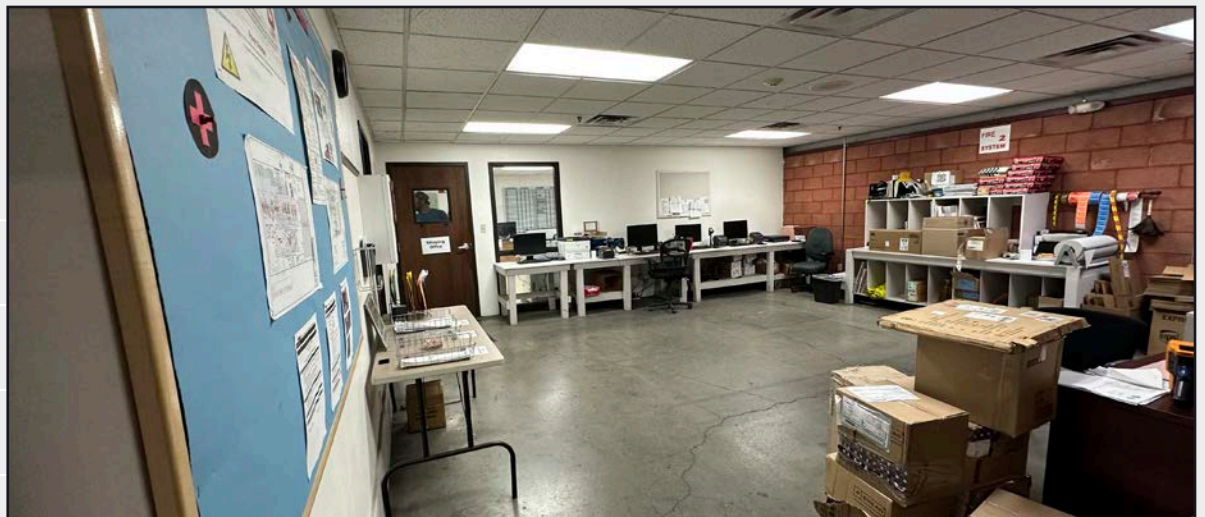
# Interior Photos

Warehouse



# Interior Photos

## Office



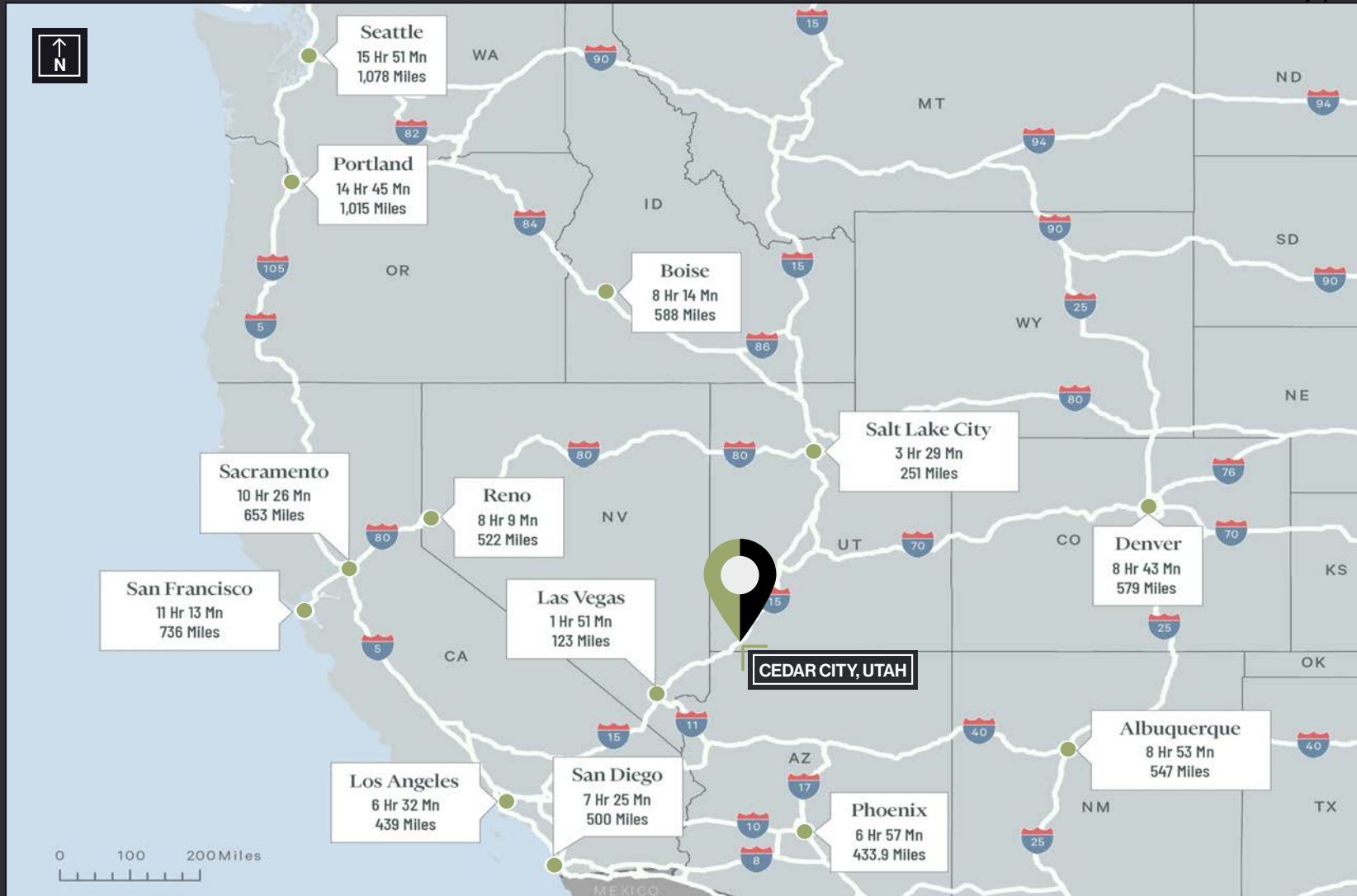
# Subject Location

## Smead Manufacturing



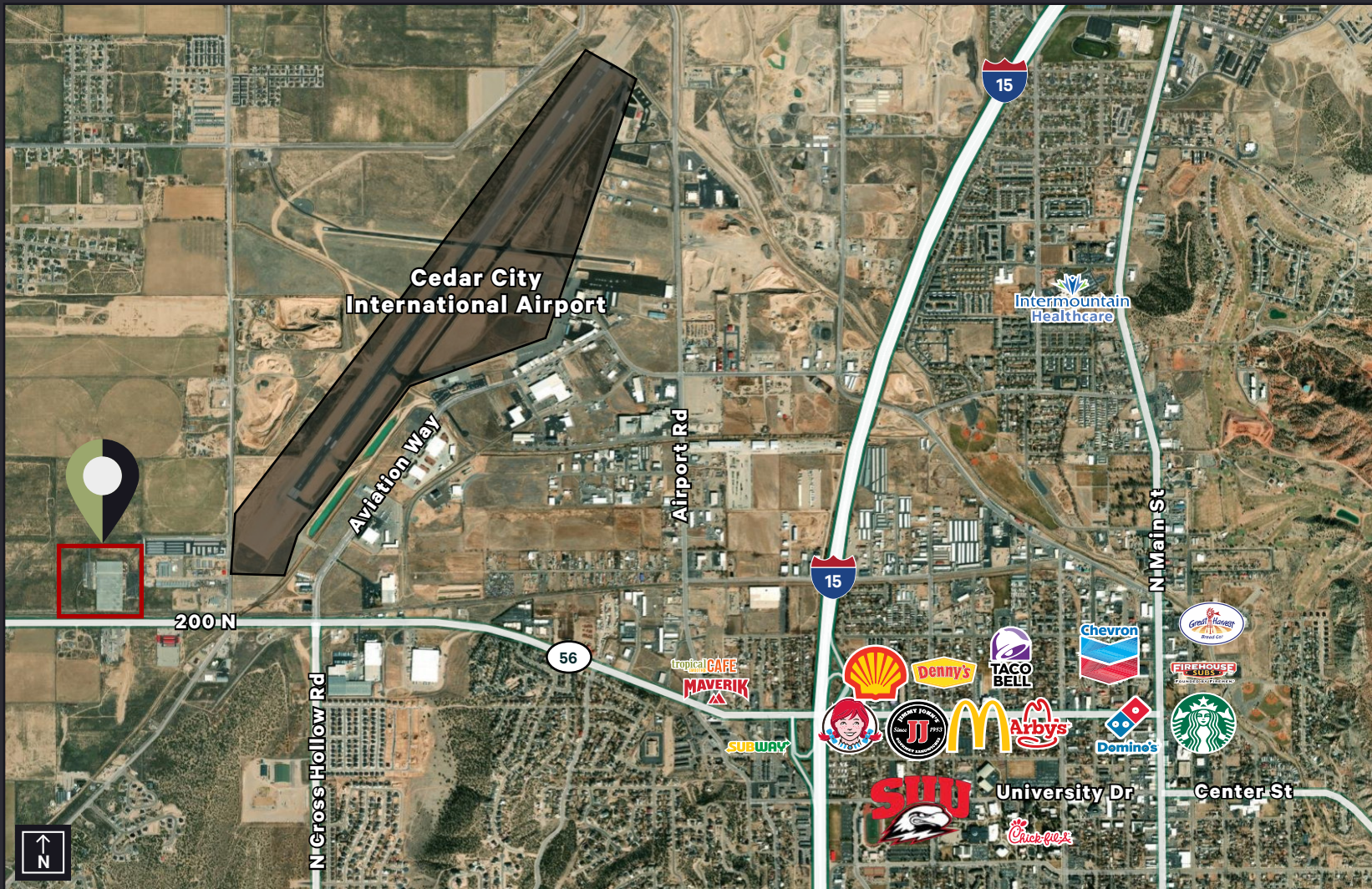
# Western U.S. Drive Times & Miles

Cedar City, Utah



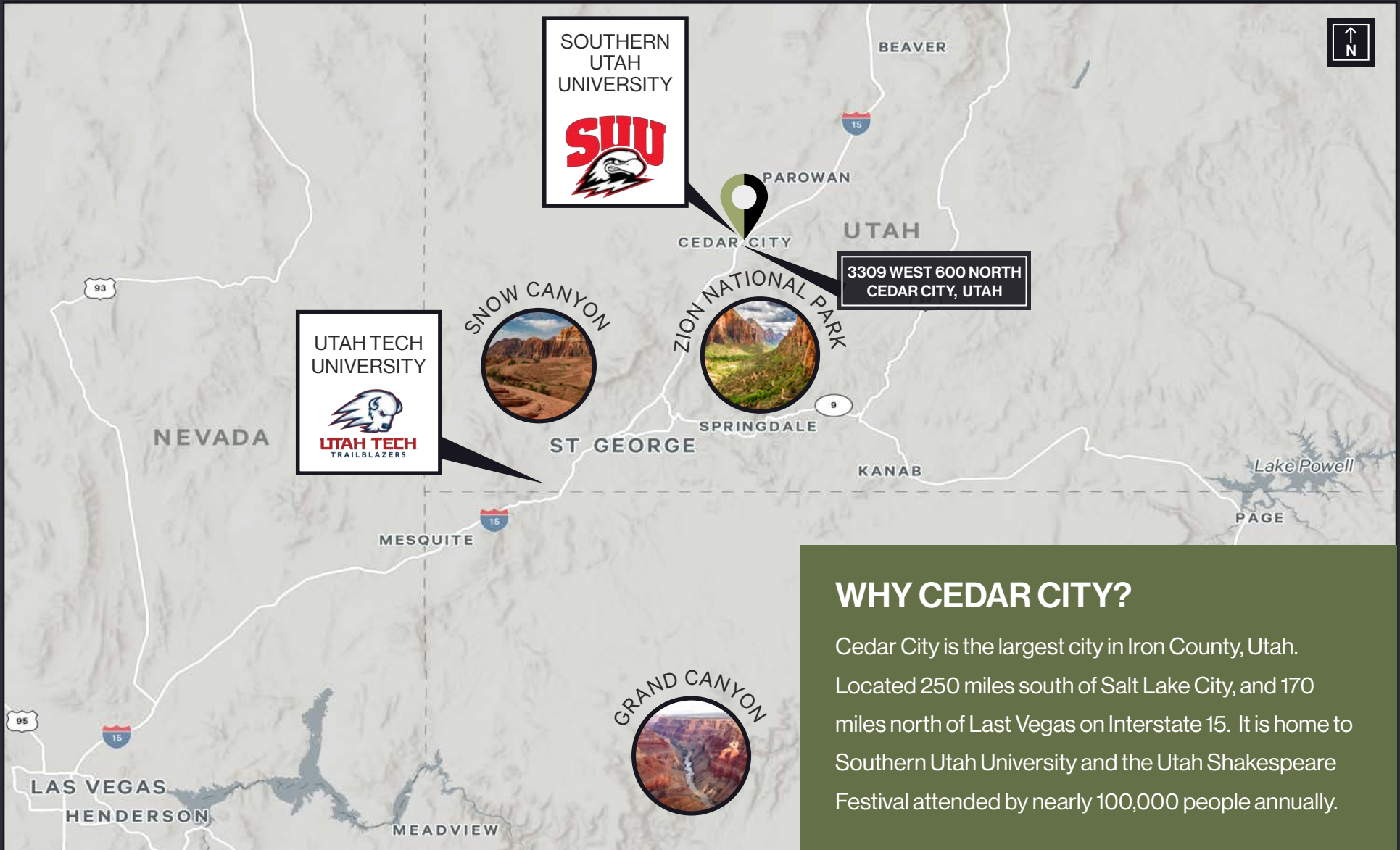
# Surrounding Area

Cedar City, Utah



# Area Overview

## Cedar City, Utah



### WHY CEDAR CITY?

Cedar City is the largest city in Iron County, Utah. Located 250 miles south of Salt Lake City, and 170 miles north of Last Vegas on Interstate 15. It is home to Southern Utah University and the Utah Shakespeare Festival attended by nearly 100,000 people annually.

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