



FOR LEASE

369 N 100 W
Ste 3,4,5,6 & 7
Cedar City, UT 84721

**± 9,564 SF Available
Office/Retail Warehouse**

Property Specs

LEASE PRICE **Starting at \$0.85/SF+MG**

SPACE SIZE AVAILABLE | SF
Suite 3 | ± 928 SF
Suite 4 | ± 2,655 SF
Suite 5 | ± 1,456 SF
Suite 6 | ± 1,825 SF
Suite 7 | ± 2,700 SF

TOTAL AVAILABILITY **± 9,564 SF**

LOT SIZE | PER UNIT **± 0.05 Acre**

TYPE **Office | R&D/Flex**

ZONING **CC**

CLASS **B**

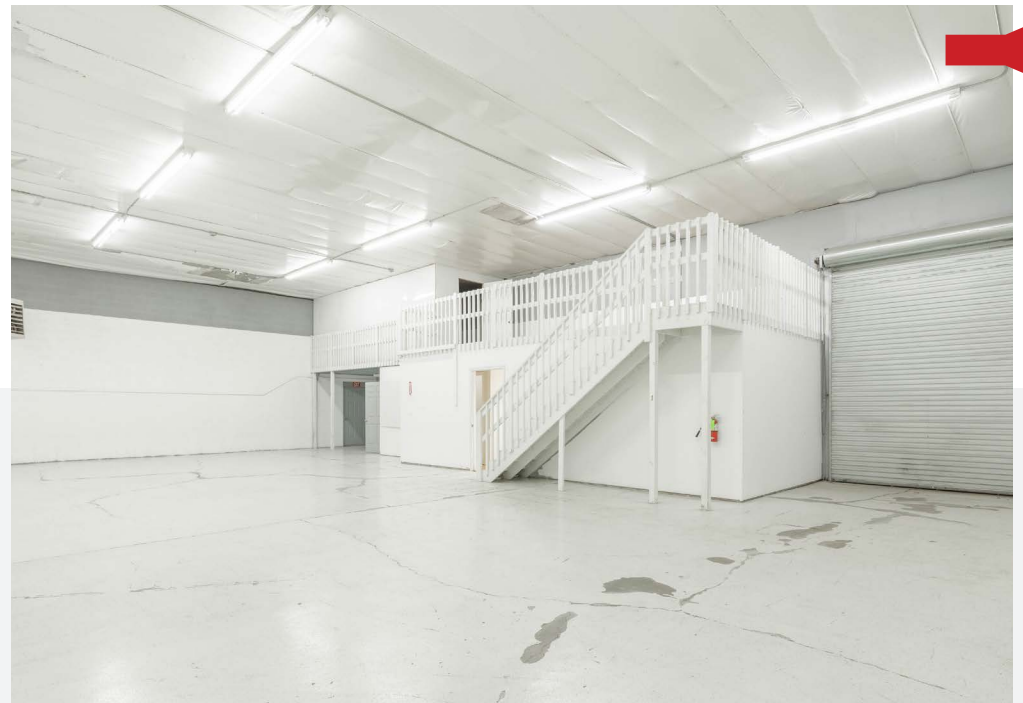
- Downtown Flex Space now available.
- This warehouse has a small office and bathroom at entrance. Then a doorway into the open warehouse area.
- There is small mezzanine over the office for light storage .



OR TEXT 22877 TO 39200

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

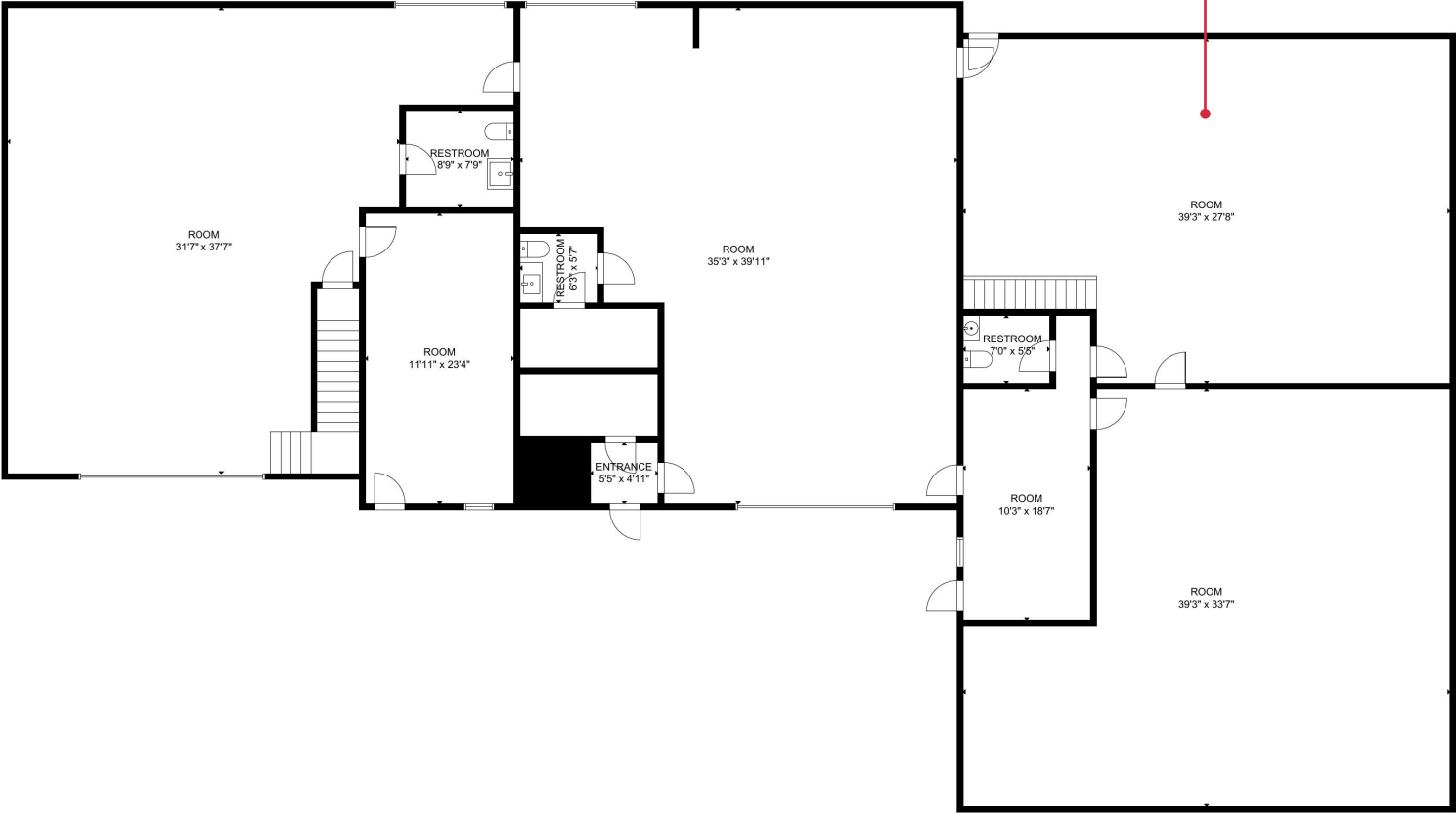
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SUMMARY

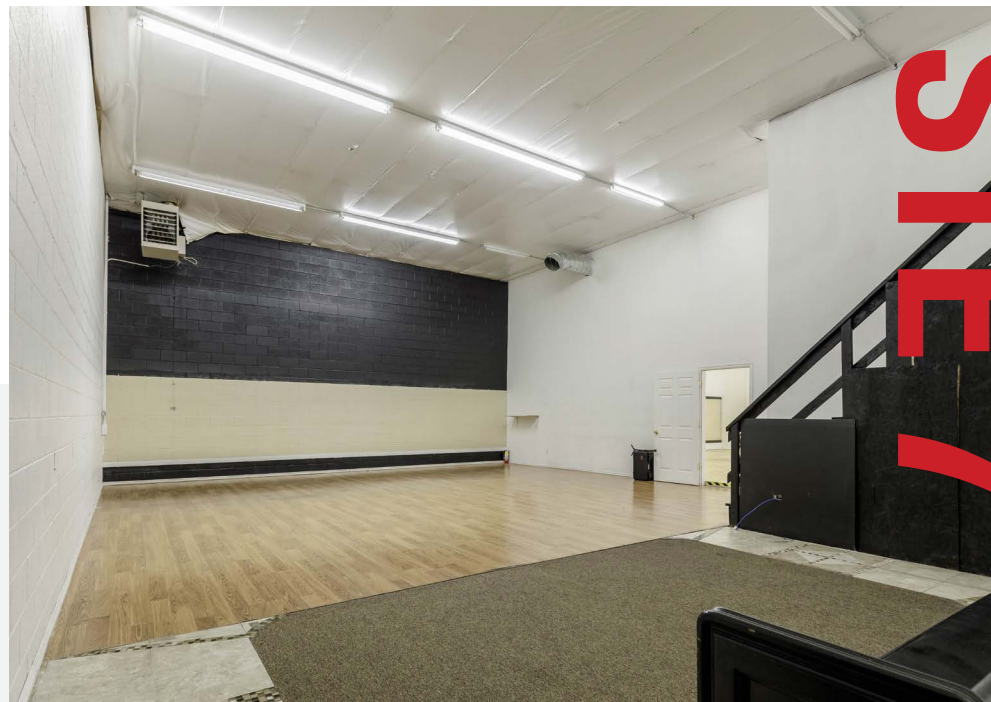
 [CLICK HERE FOR A 3D TOUR](#)

FLOOR PLAN



TOTAL SF	LEASE RATE	ZONING	CLASS
± 2,655 SF	\$0.85 /SF+MG	Commercial	B

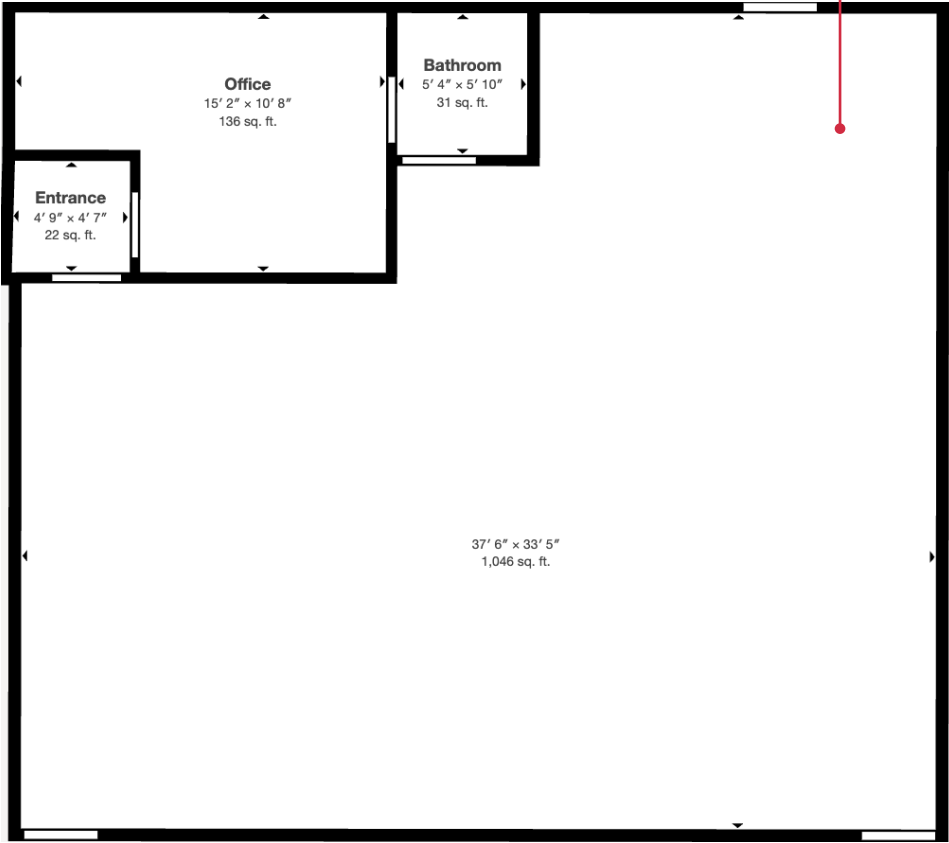
SUITE 4



PHOTOS
STE 7



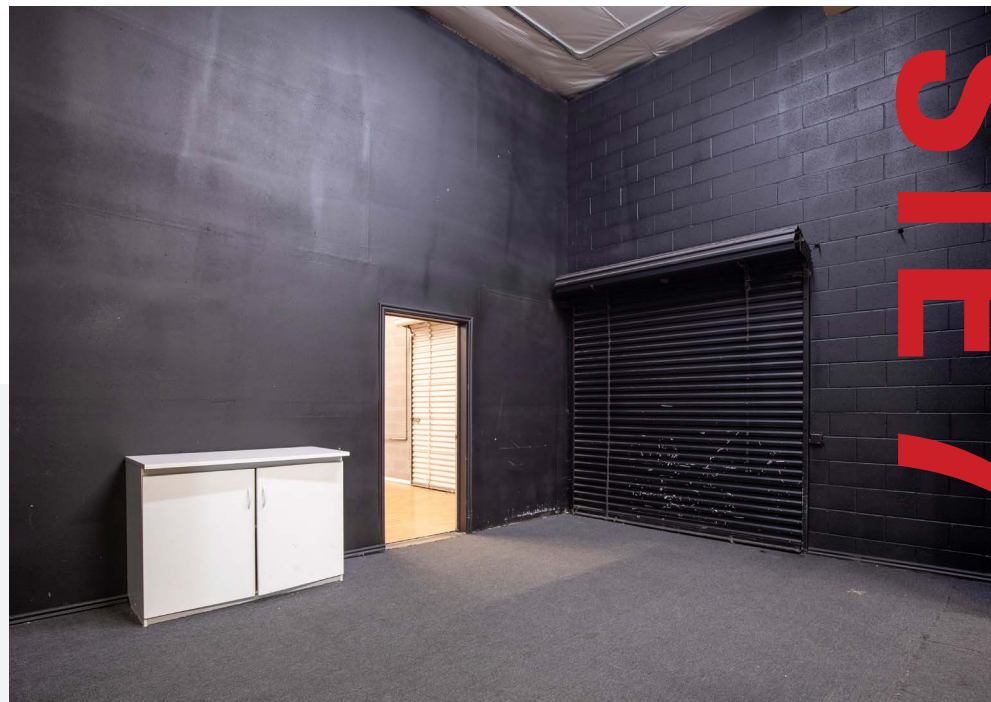
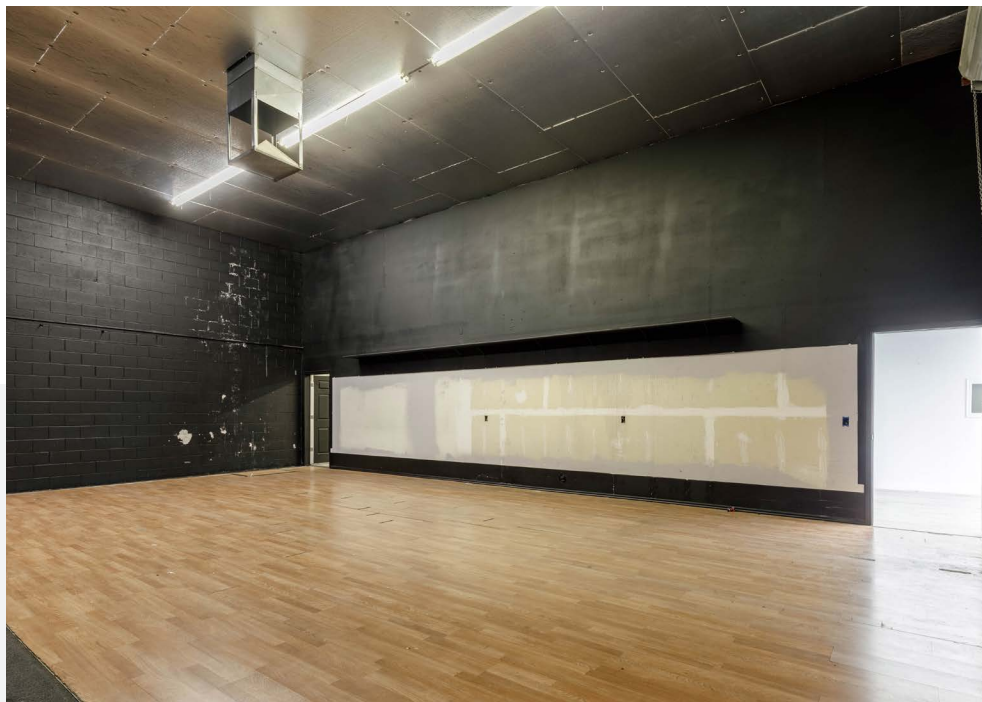
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TOTAL SF	LEASE RATE	ZONING	CLASS
± 1,456 SF	\$0.85/SF MG	Commercial	B

FLOOR PLAN

SUITE 5

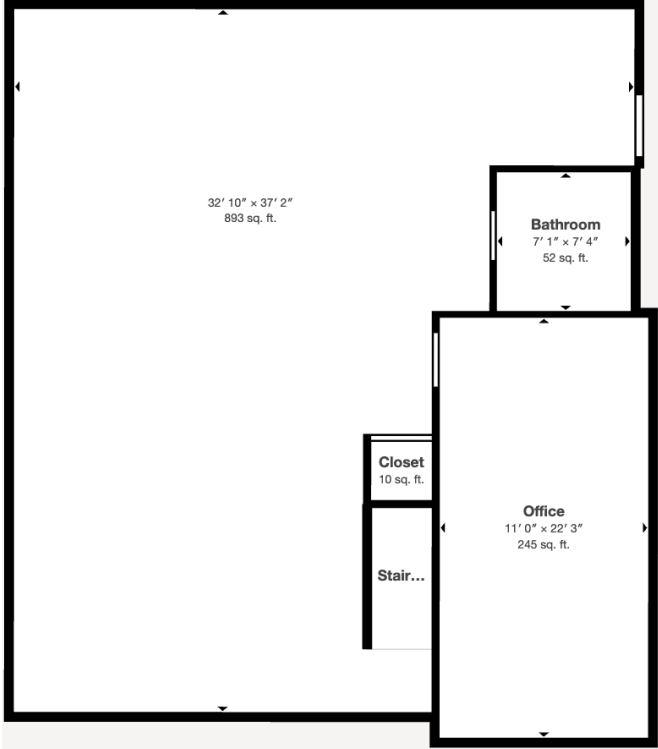


PHOTOS
SUITE 7

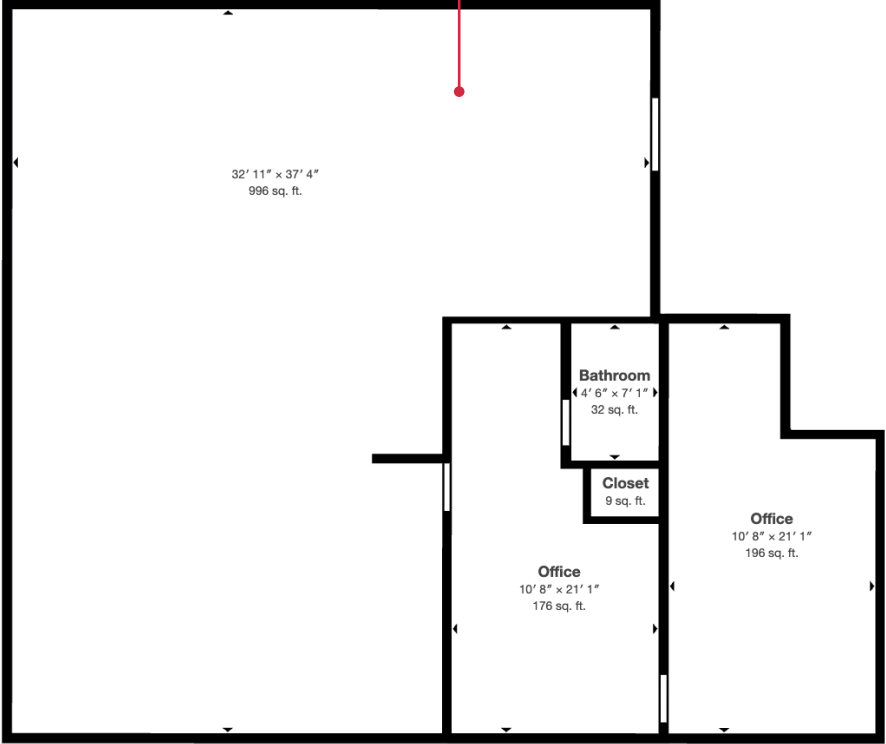


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FLOOR 1



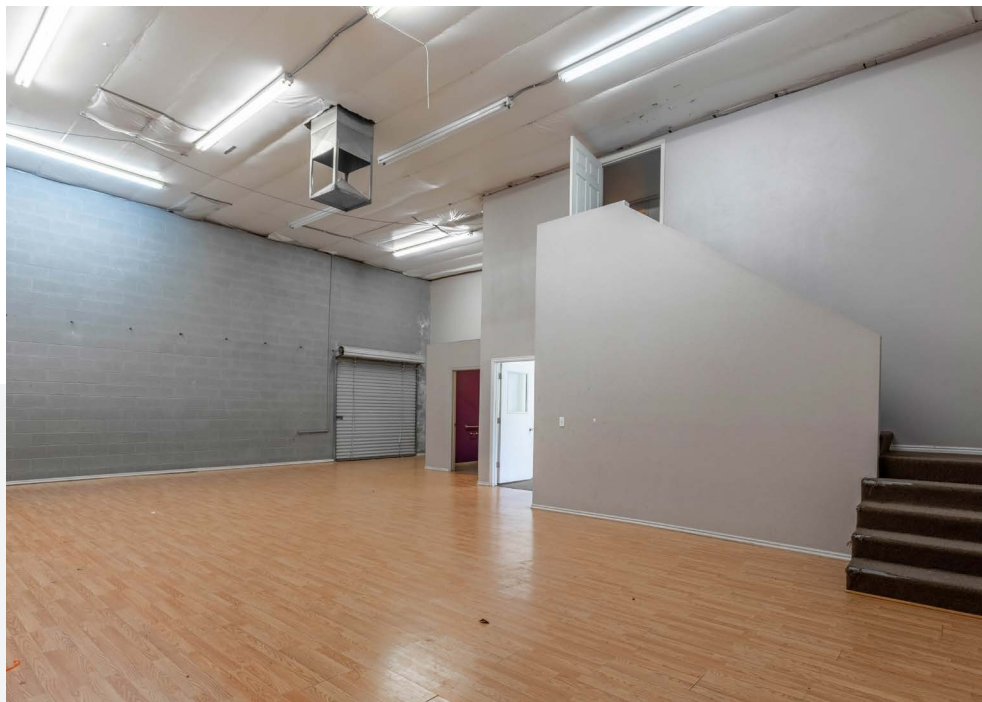
FLOOR 2



TOTAL SF	LEASE RATE	ZONING	CLASS
± 1,825 SF	\$0.85/SF MG	Commercial	B

FLOOR PLAN

SUITE 6

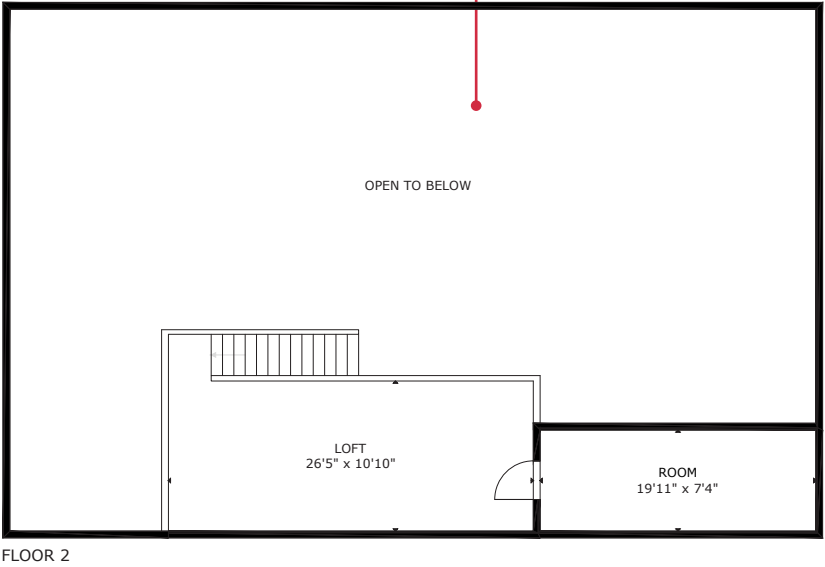
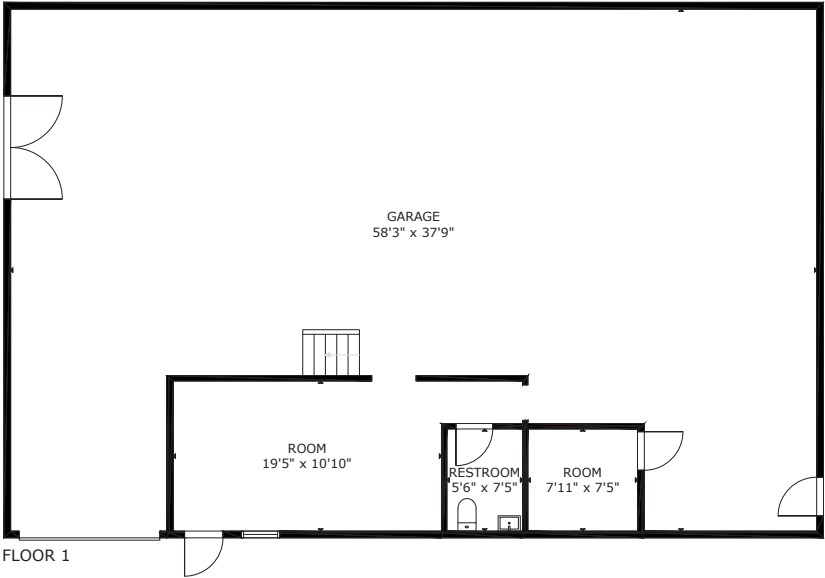


PHOTOS
SUITE 7

FLOOR PLAN

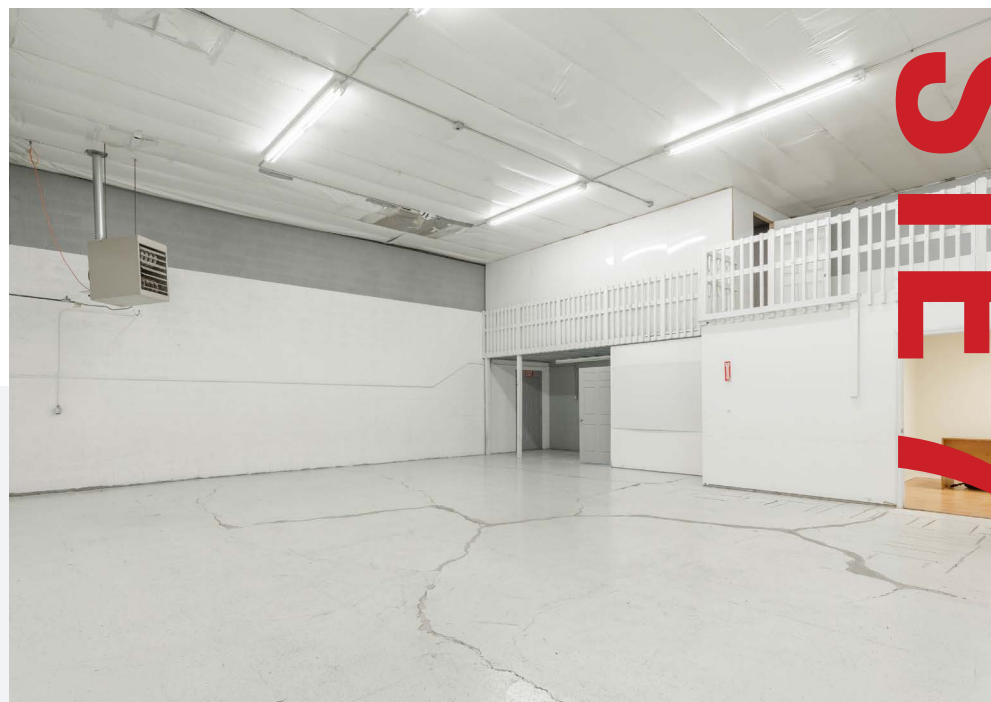
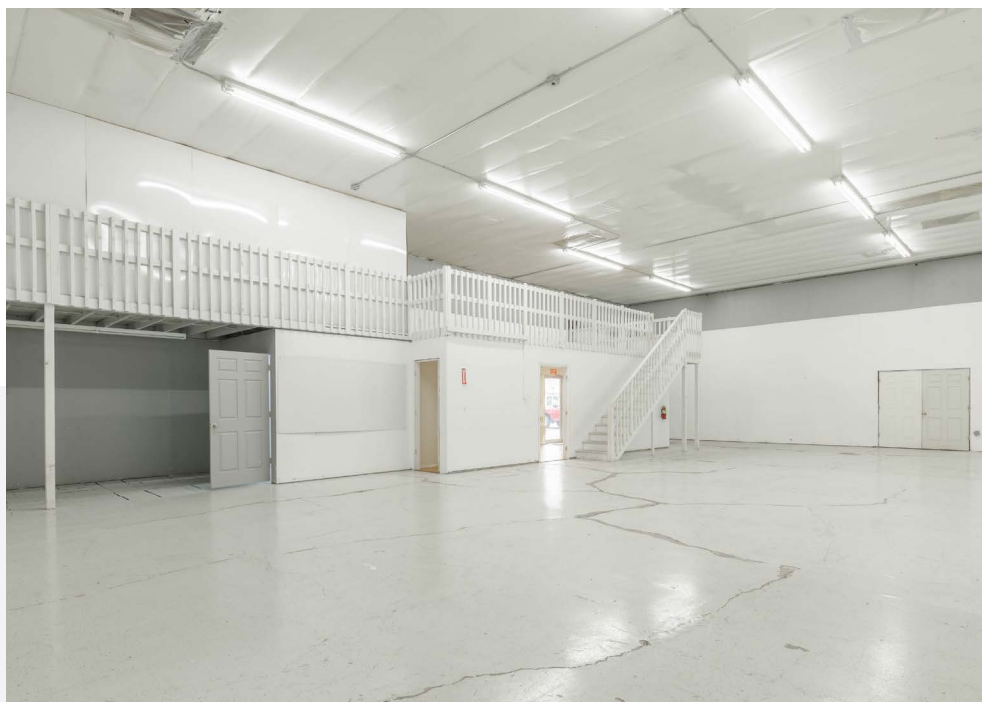


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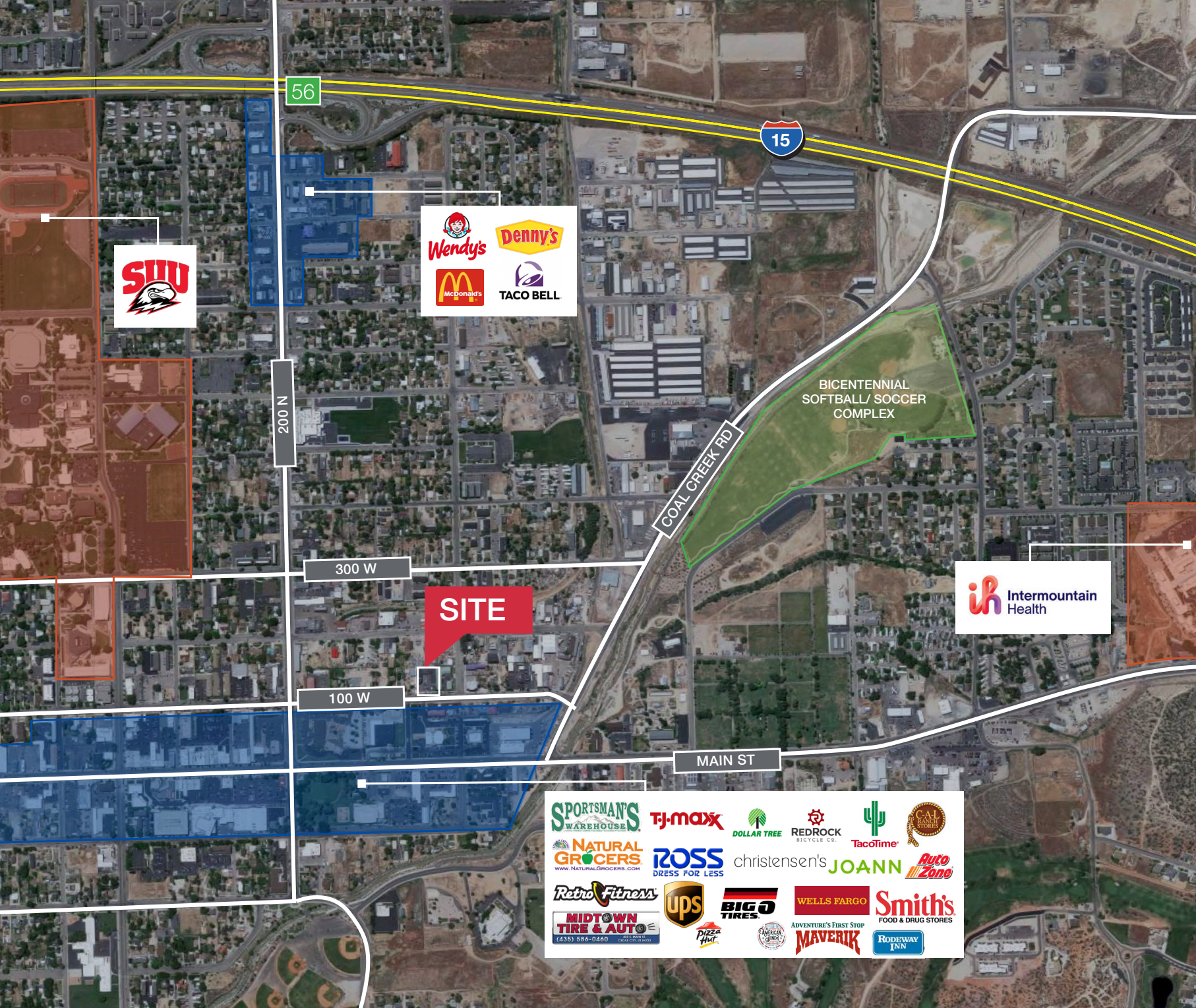
TOTAL SF	LEASE RATE	ZONING	CLASS
± 2,700 SF	\$0.85/SF MG	Commercial	B

SUITE 7



PHOTOS
STE 7

AREA MAP



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



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	9,085	34,521	46,268
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	3,129	11,849	15,459
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$61,703	\$81,909	\$85,548

Traffic Counts

STREET	AADT
N Main St	30,520
300 West	3,36

Cities Nearby

Salt Lake City, Utah	251 miles
Phoenix, Arizona	435 miles
Los Angeles, California	439 miles
Reno, Nevada	441 miles
Denver, Colorado	579 miles
San Antonio, Texas	1,263 miles

TERMS & CONDITIONS

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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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