



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

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

SWARZ

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

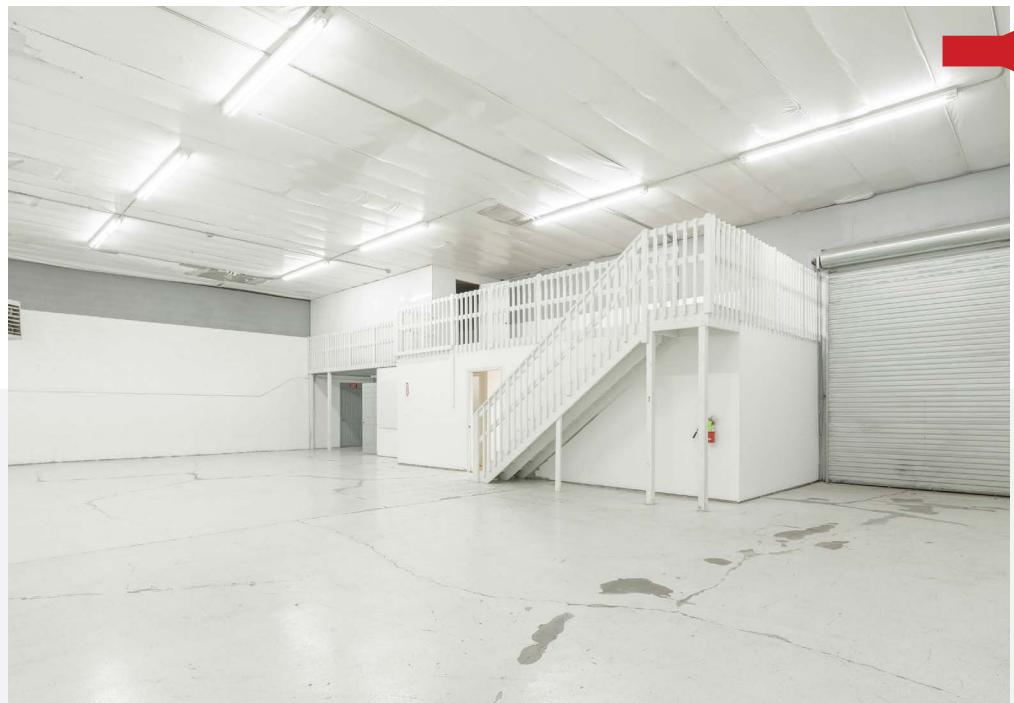
- Downtown Flex Space now available.
- This warehouse has a small office and bathroom at entrance. Then a doorway into the open warehouse area.
- There is small mezzanine over the office for light storage .



FOR MORE INFO
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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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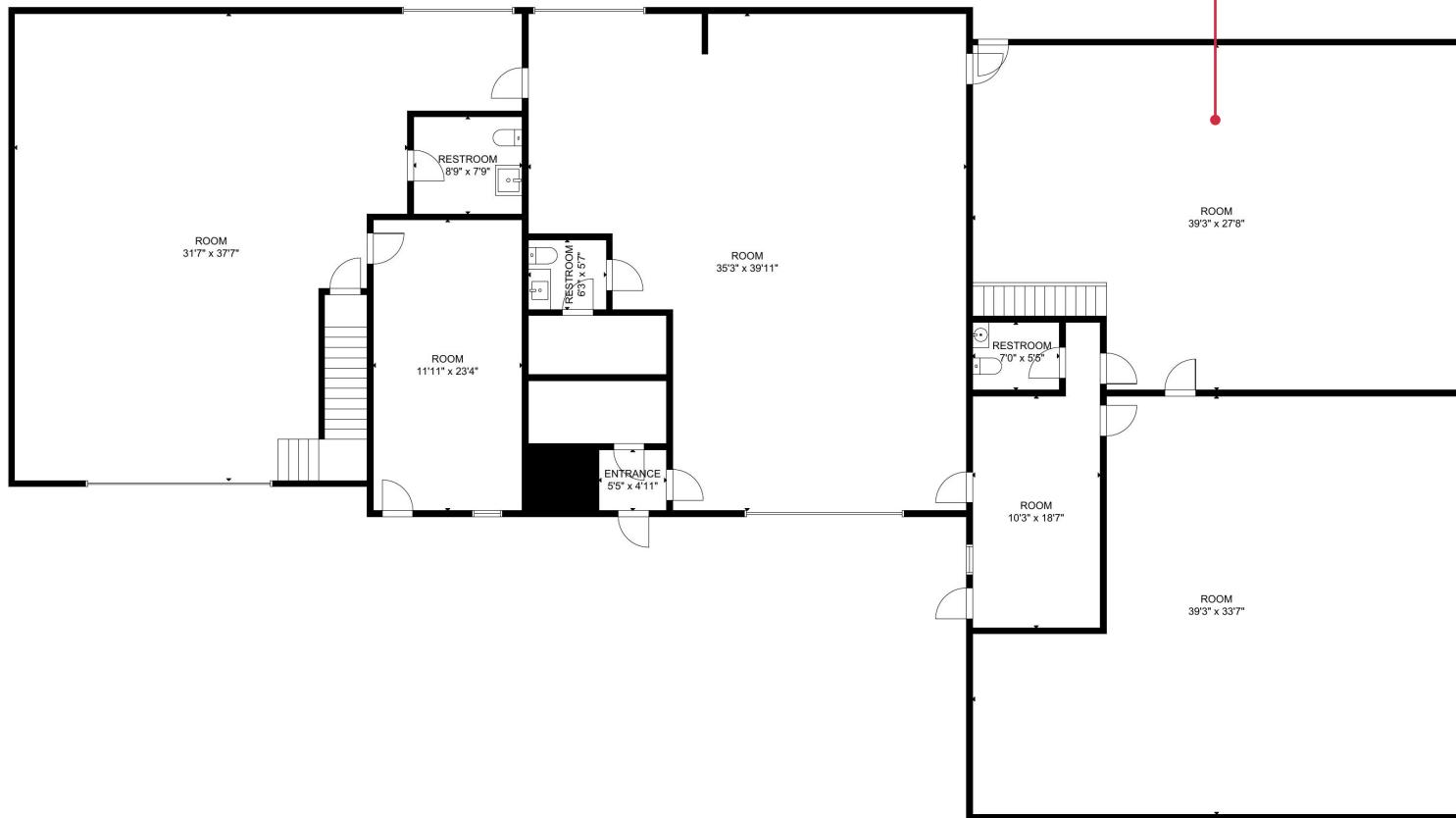


SUITE 4

FOR LEASE



CLICK HERE
FOR A 3D TOUR



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

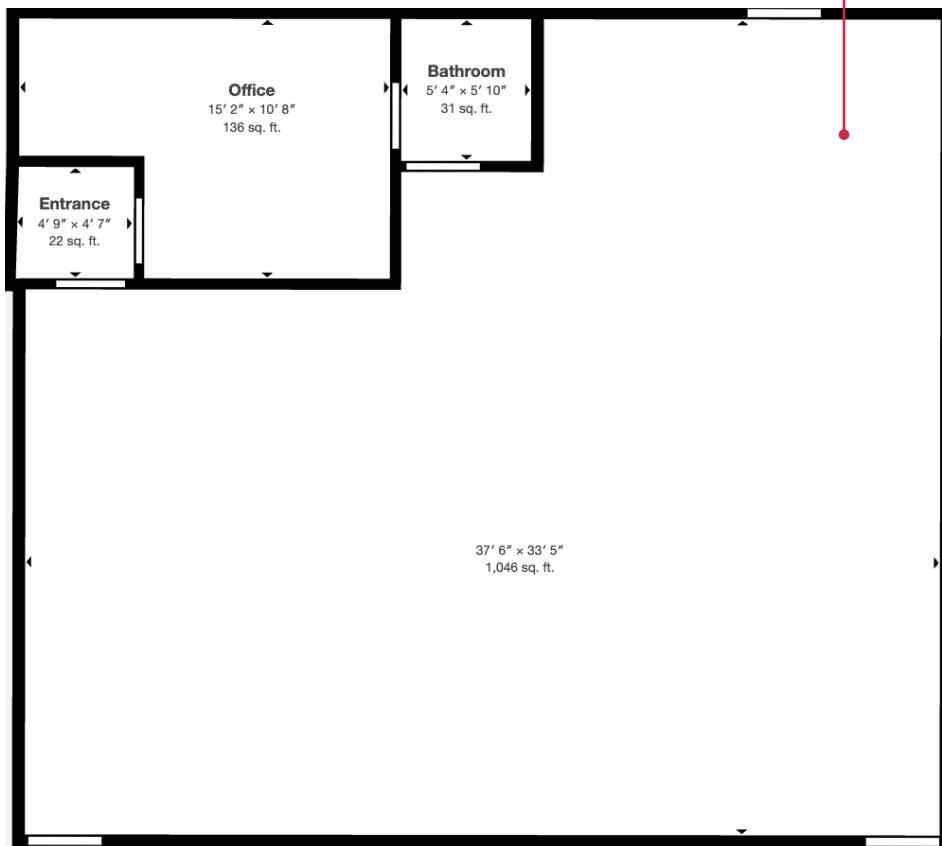
SUITE 4



PHOTOS
SPLIT



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FOR A 3D TOUR



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

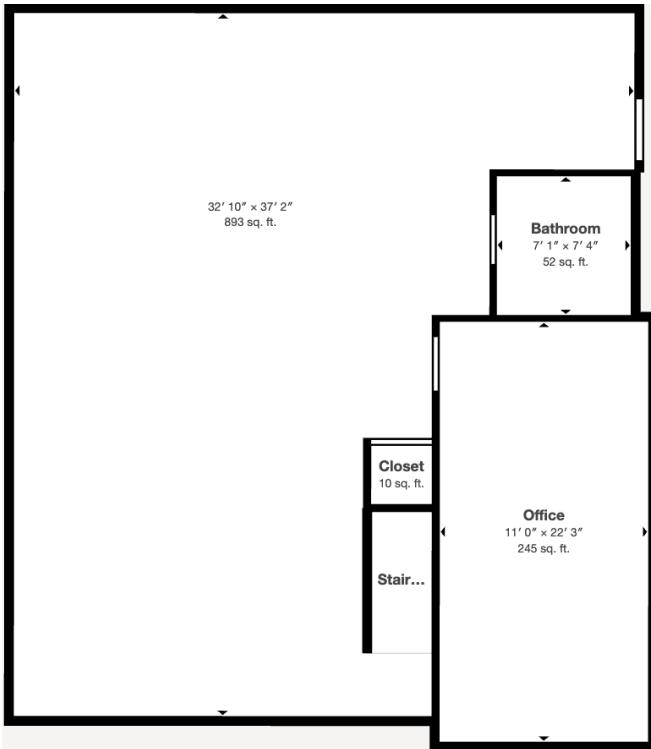
FOR
PLAN

SUITE 5

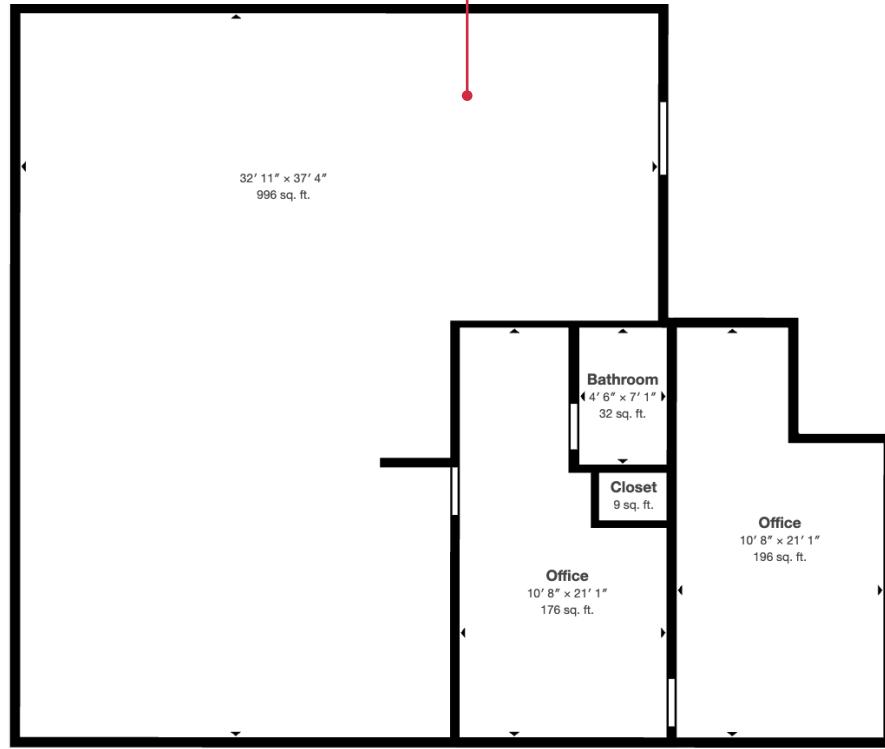


Floor Plan

FLOOR 1



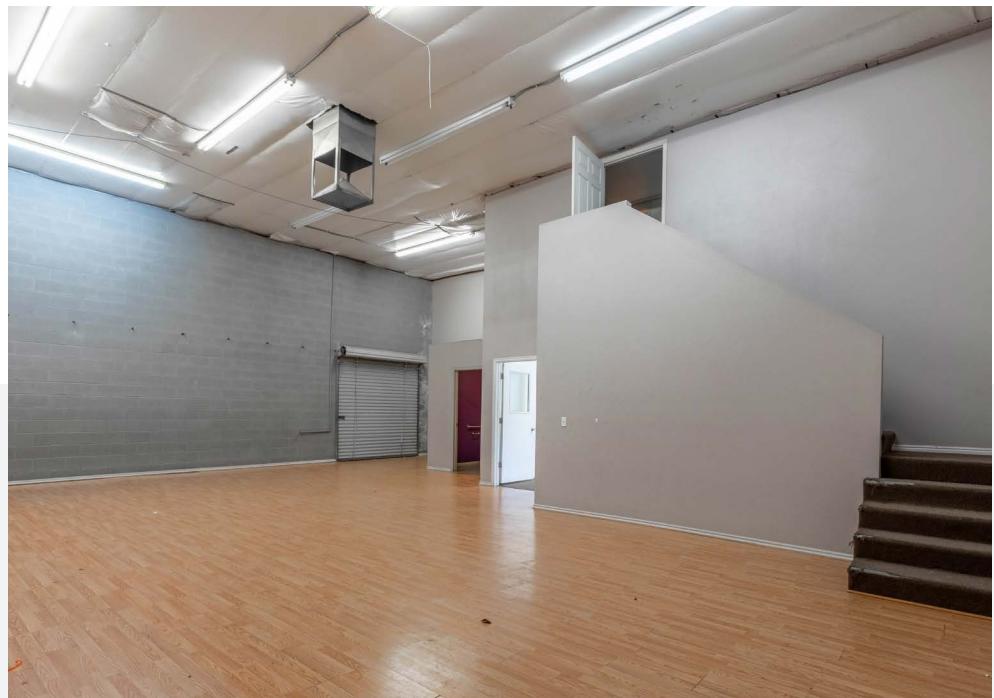
FLOOR 2



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

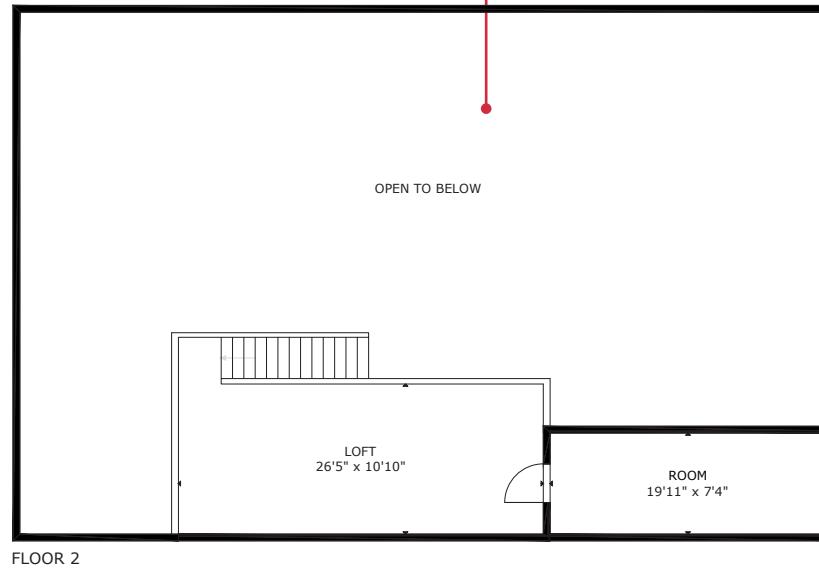
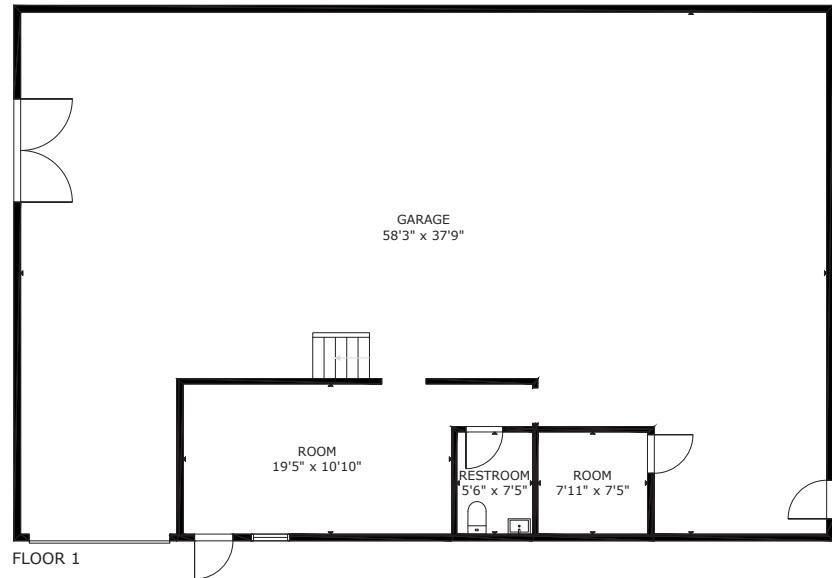
SUITE 6



PHOTOS
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SUITE 7

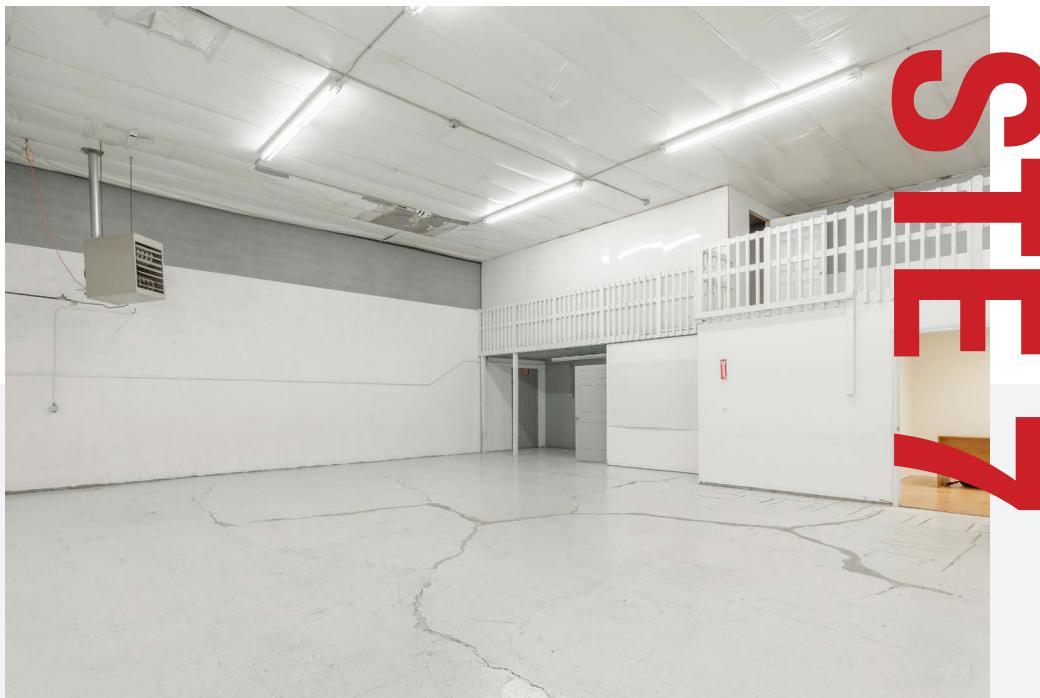
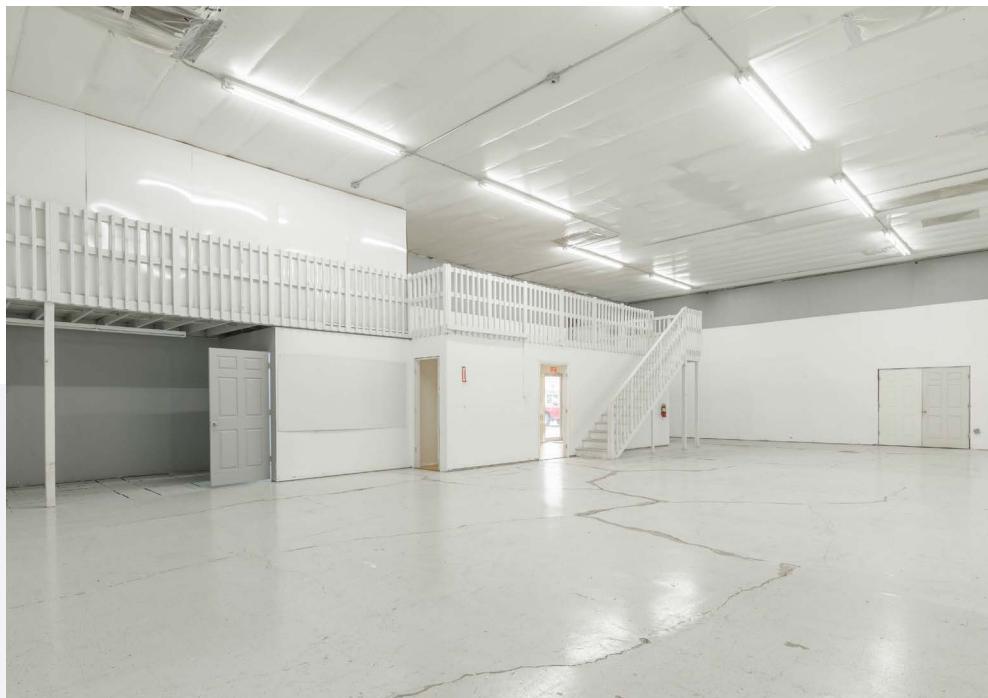
FLOOR PLAN



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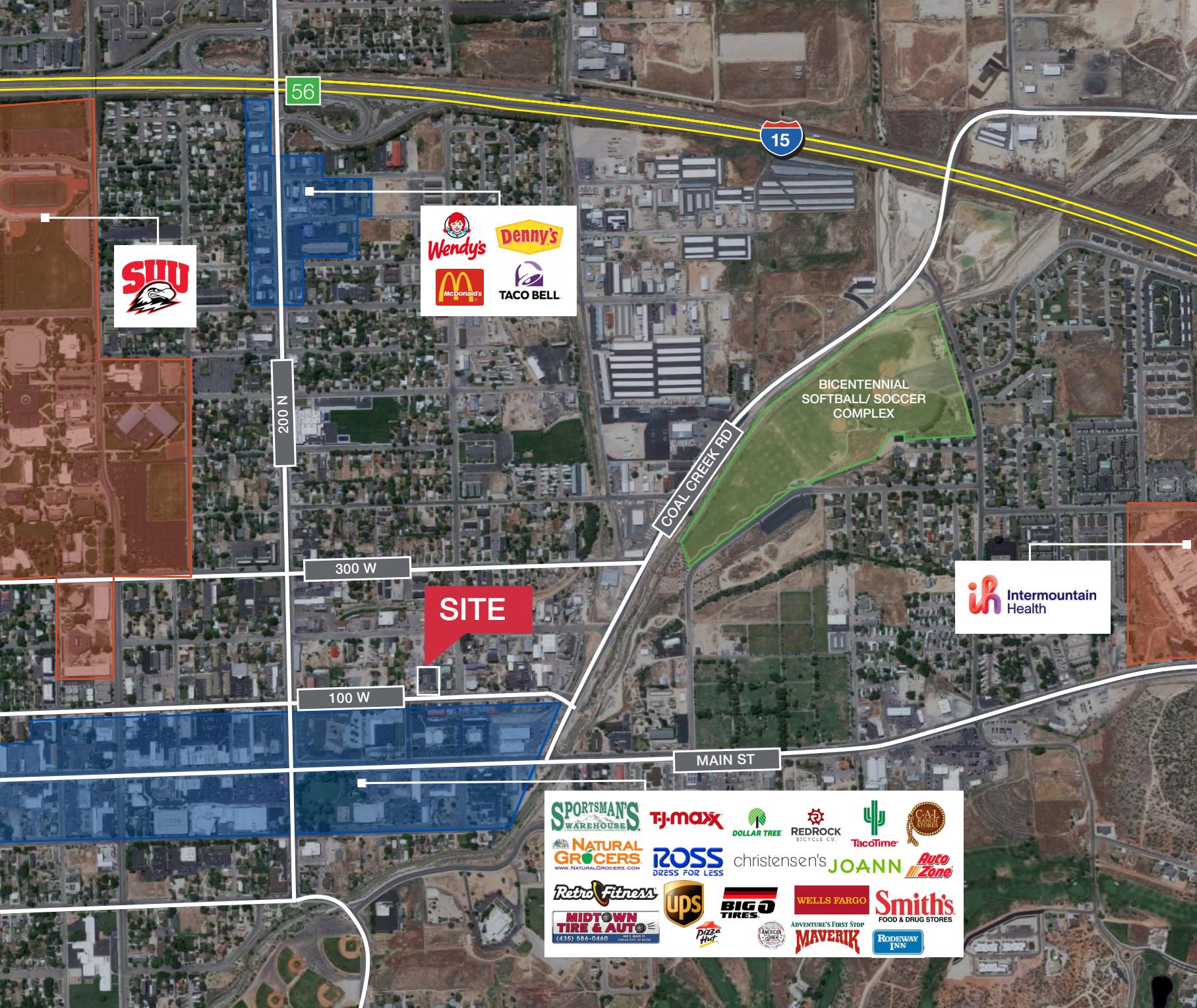
TOTAL SF	LEASE RATE	ZONING	CLASS
± 2,700 SF	\$0.85/SF MG	Commercial	B

SUITE 7



PHOTOS
SPRING

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
30,520
3,36

N Main St

300 West

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

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