

NAUTILUS I

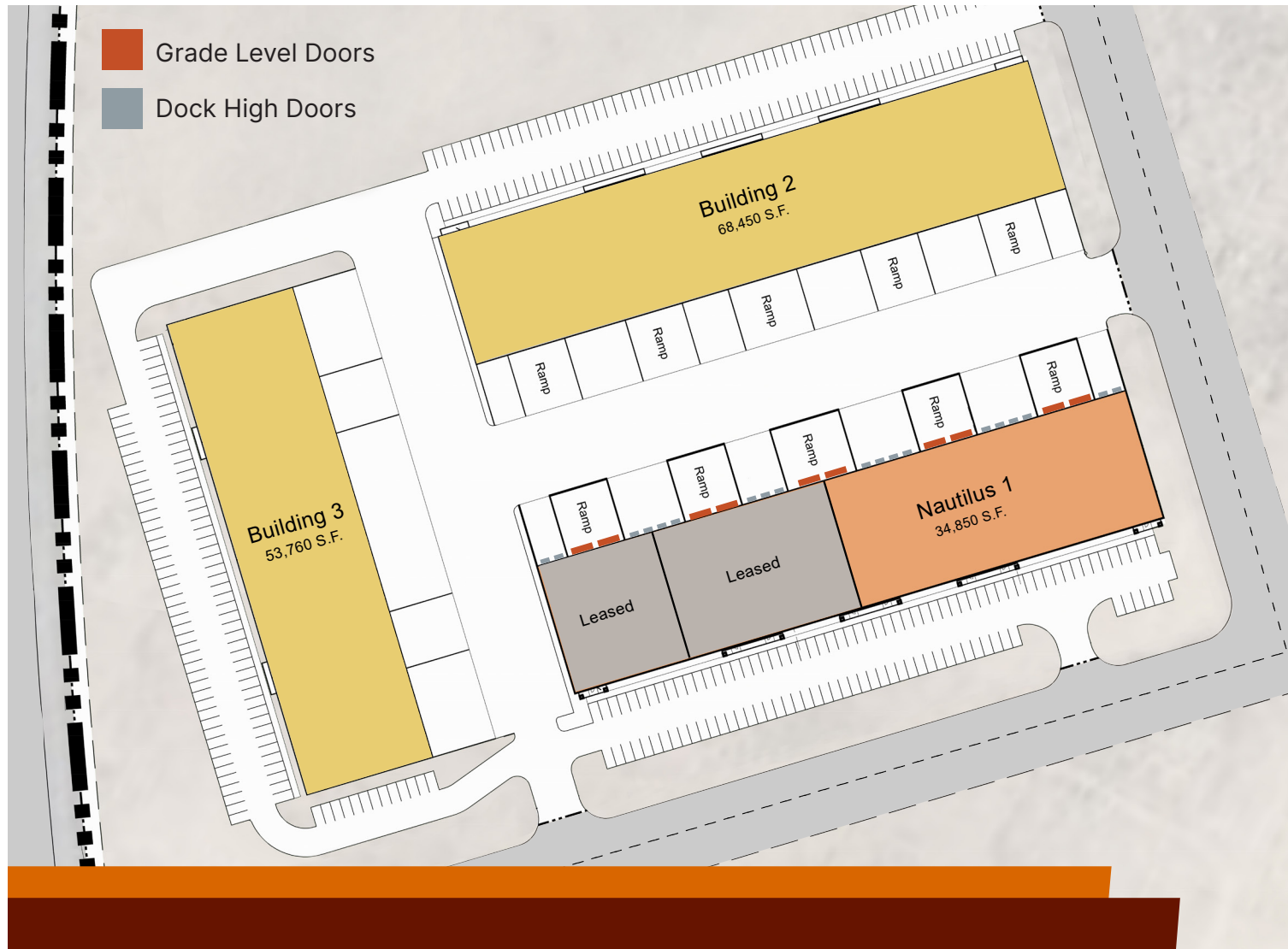


A state-of-the-art business park designed to be current, vibrant and sustainable, featuring rail transload services at one of Utah's newest inland ports.

1811 N. Innovation Way, Cedar City, UT 84721



bziinnovationpark.com



BUILDING SPECS

Available	34,850 SF	Concrete Apron:	60'
Divisible:	6,720 SF	Floor Slab:	6' Concrete slab on grade
Clear Height:	28'	Fire Suppression:	ESFR
Power:	2,000 Amps 277/480 Volt 3-Phase	Zoning:	Light Industrial
Dock High Doors:	19 (9'x10') 10 doors equipped with pit levelers, seals, and bumpers	Lot Size:	5.40 Acres
Grade Level Doors:	10 (14'x16')	Employee Parking:	110 Striped stalls
Column Spacing:	56'x56'	Construction Type:	Site-Cast
Speed Bay:	61'	Natural Lighting:	Clerestory windows and skylights throughout the warehouse



WHY BZI INNOVATION PARK?

Economic Strength

Iron County continues to experience strong employment growth in the third quarter of 2023. Both August and September saw employment numbers 5.3% above those of the previous year. This is the highest rate of growth the county has experienced all year. Unemployment remains in rock bottom territory, indicating the labor market remains tight. Small signs of weakness were evident in the decrease of taxable sales for the third quarter in a row.

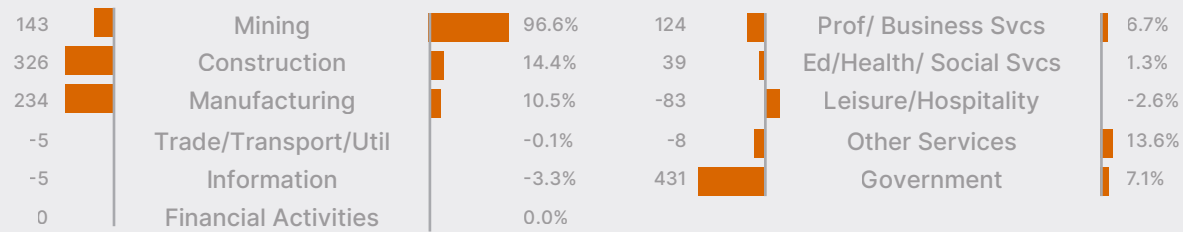
Census Bureau Shows Iron County as Fastest Growing County in Utah

- 28 new commercial and 3 new industrial building permits issued.
 - A total building valuation of \$42,915,986.21.
- Total valuation of all commercial and industrial building permits in 2023: \$50,912,350.46
- Total hotel occupancy 2023 – 62.7% Increase over 2022: 7.7%
- Hotel average daily rate – \$113

Population Data

- Iron County population: 62,429
- Total subdivisions in progress: 196
- New business licenses: 277
- Unemployment 2.7%

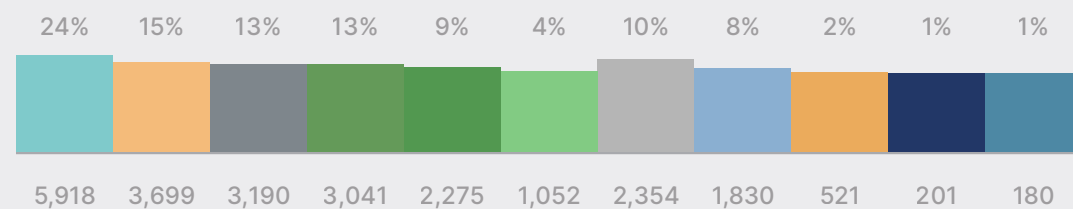
Year-to-Year Change in Nonfarm Jobs



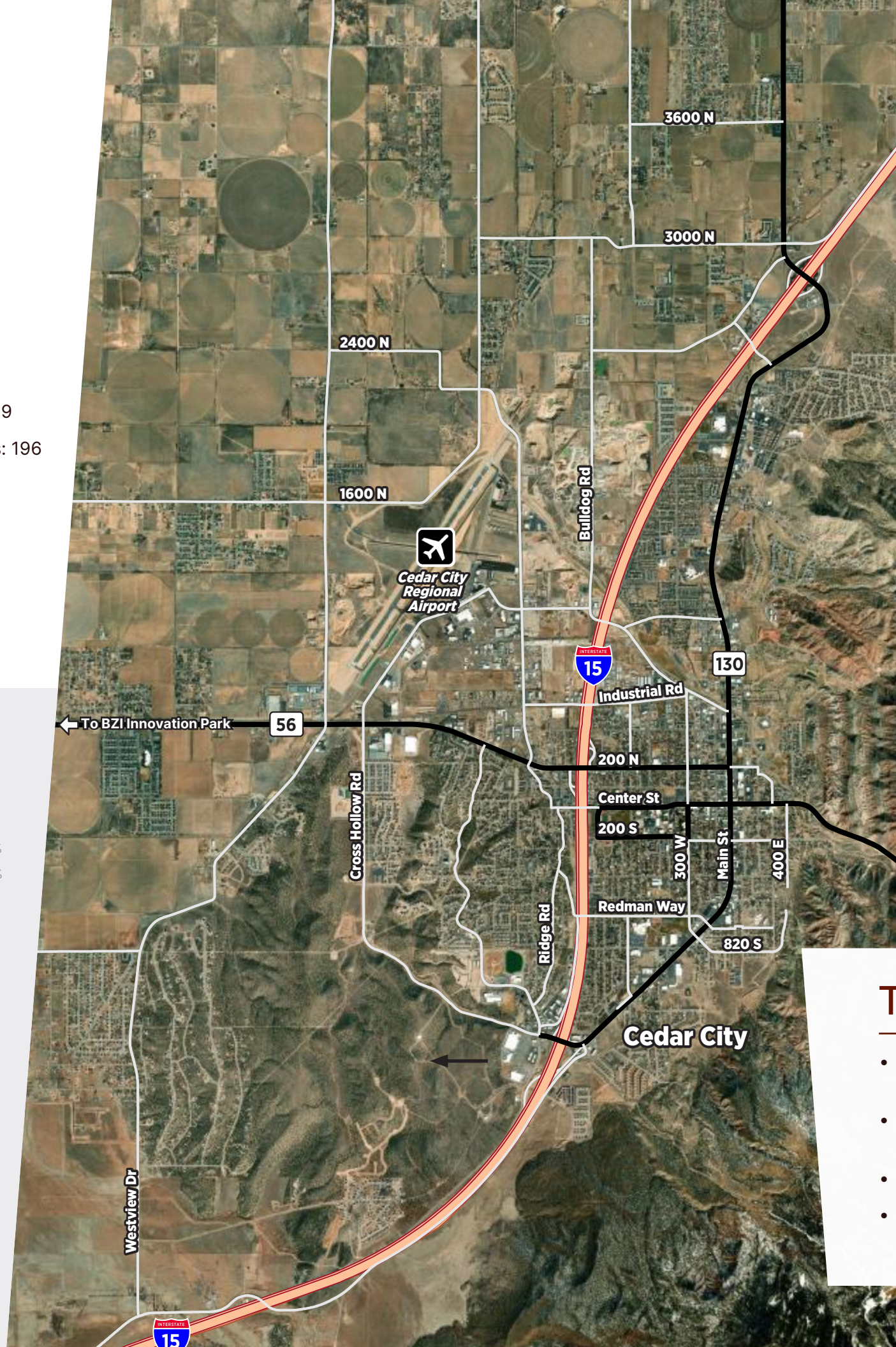
Employment Share

12 Months Ending September 2023

Percentage of Total Non-Farm Employment



Total Employment Numbers



IRON COUNTY FACTS



Cedar City Named 3rd Fastest Growing College Town in America



Cedar City Micropolitan Area Ranked 6th in the National Percentage Growth Rankings (3.15%)



Cedar City Ranked 3rd Overall in the Nation for Best Small City to Start a Business



4th in the Nation for Best Business Environment in a Small City

TRAVEL TIMES

- Each rail car eliminates 4-5 trucks from the roadway
- Truck traffic diverted to SR-56 or SR-130 from I-15 to avoid congestion
- Direct highway access to I-15 via SR-56
- Shorter commutes to a new major employment center for local residents

WHY UTAH?



INFRASTRUCTURE IN UTAH

- 2nd lowest electricity rates in the Western states
- 4th lowest average industrial electricity cost in nation
- 7th lowest commercial electricity cost in nation
- Lowest natural gas costs in the nation (industrial and commercial costs) of economic performance and strength.



BEST STATE

- U.S. News Magazine ranks Utah the No. 3 best state for growth
- August 2022 - Utah was determined the No. 2 best state for job opportunities
- Utah ranked the nation's best economy and No. 3 Best State overall



#1 STATE FOR GDP GROWTH

Utah No. 1 for GDP Growth
Forbes | August 2021



#1 CITY TO START A SMALL BUSINESS

Cedar City ranked No. 1
WalletHub | 2024



#2 BEST EMPLOYMENT

Utah determined the No.2 Best State for Job Opportunities
U.S. News & World Report | August 2022

DISTRIBUTION IN UTAH



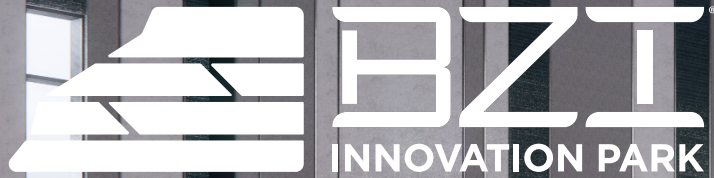
1,400 Miles of Railroad Track



695 Million Pounds of Air Cargo & Freight Annually



43,155 Miles of Highways & Roads



SIGN-Age

BZIINNOVATIONPARK.COM

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