



# FOR LEASE

2208 W Aviation Way  
Cedar City, UT 84720

- Build to Suit Airplane Hangar
- Airplane & Rotorcraft Doors
- Second Floor Office Space Available
- Inside Cedar City Airport

**±5,000 | INDUSTRIAL WAREHOUSE**

**NAI**Excel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**Brandon Price**

435.627.5718

bprice@naixel.com

## Property Specs

LEASE PRICE | OFFICE **\$1.25/SF/NNN**

LEASE PRICE | HANGAR **\$1.00/SF/NNN**

AVAILABLE | SF **± 6,107 SF**

OFFICE SF **± 1,107 SF**

HANGER SF **± 5,000 SF**

YEAR BUILT **2025**

CLASS **A**

ZONING **Airport/Industrial**

- Build to Suit Airplane Hangar
- Airplane & Rotorcraft Doors
- Second Floor Office Space with Kitchen Available
- Inside Cedar City Airport



OR TEXT 22786 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

# AREA MAP



**Smead**  
est. 1906

**Wheeler** **CAT**

**Builders FirstSource**  
ROCKY MOUNTAIN POWER

**AVIATION STORAGE LLC**

**ALIGN**

**Coca-Cola**

**MAUSER** Packaging Solutions

**WESTERN FOODS**  
DISTINCTIVELY INNOVATIVE

**SHILOH**  
HEAD START

**6 PINE HOLLOW LOG HOMES**

ADVENTURE'S FIRST STOP

**MAVERIK**

**tropical CAFE**  
LIVING THE CAFFE

**RTDs**

**Cedar City**  
Federal Courthouse

**Genpak** **FVZ DRINKS**

**SUBWAY**

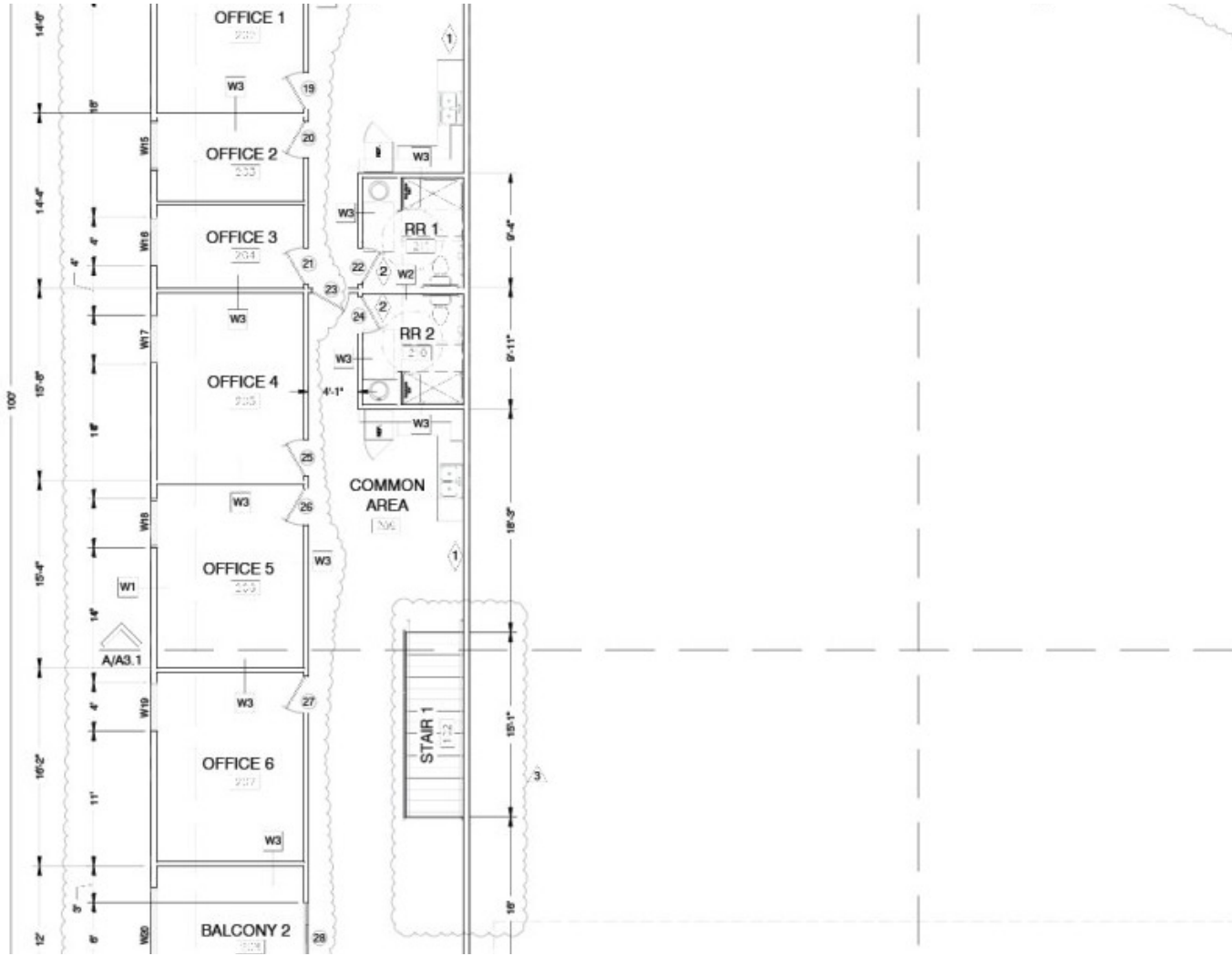
**RAMADA**  
BY WYNDHAM

**Sinclair**

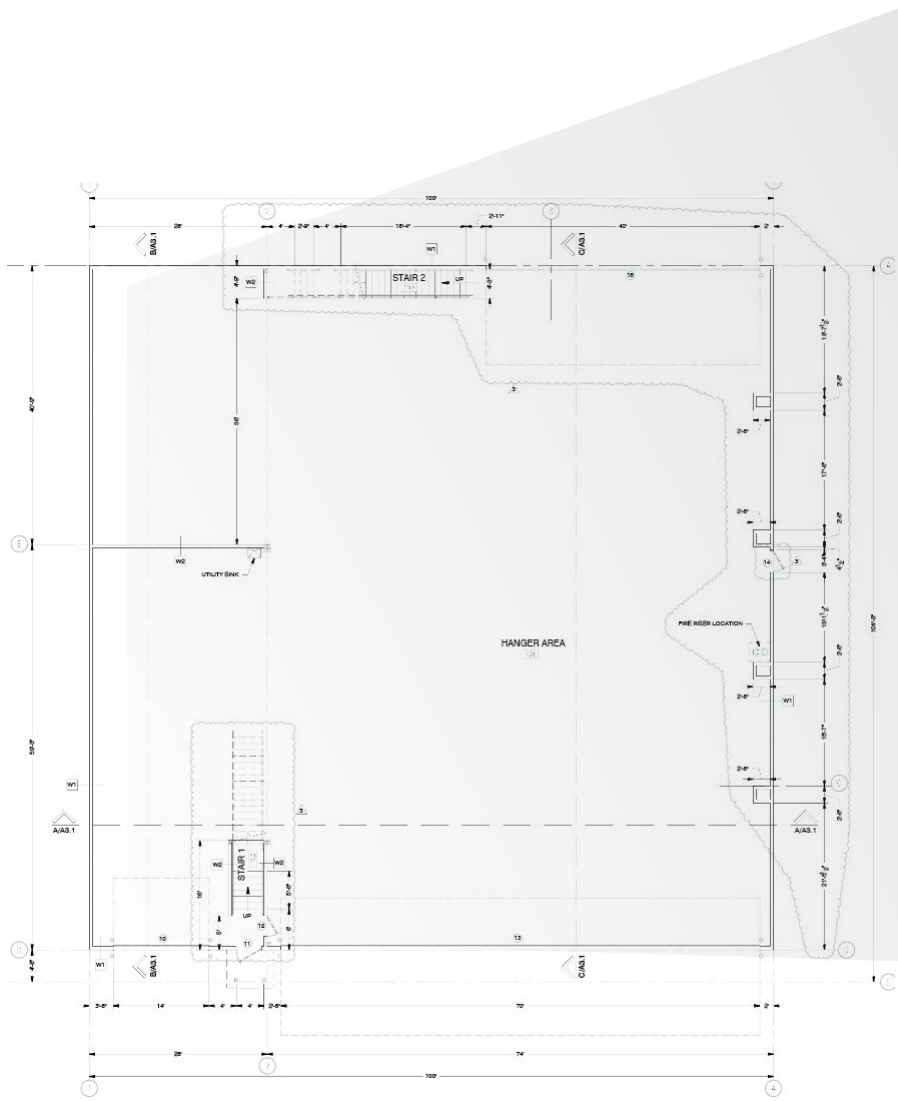
**TAGG-IT-GO**  
CAR WASH

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

# SITE PLAN

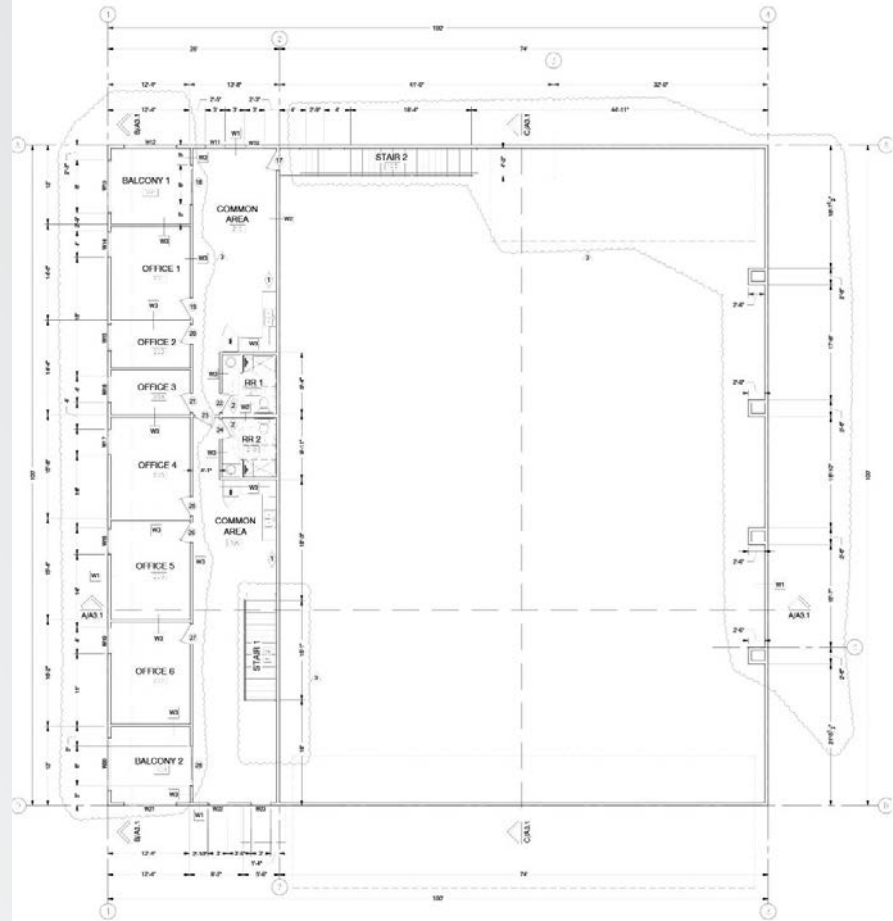


# FLOOR PLAN



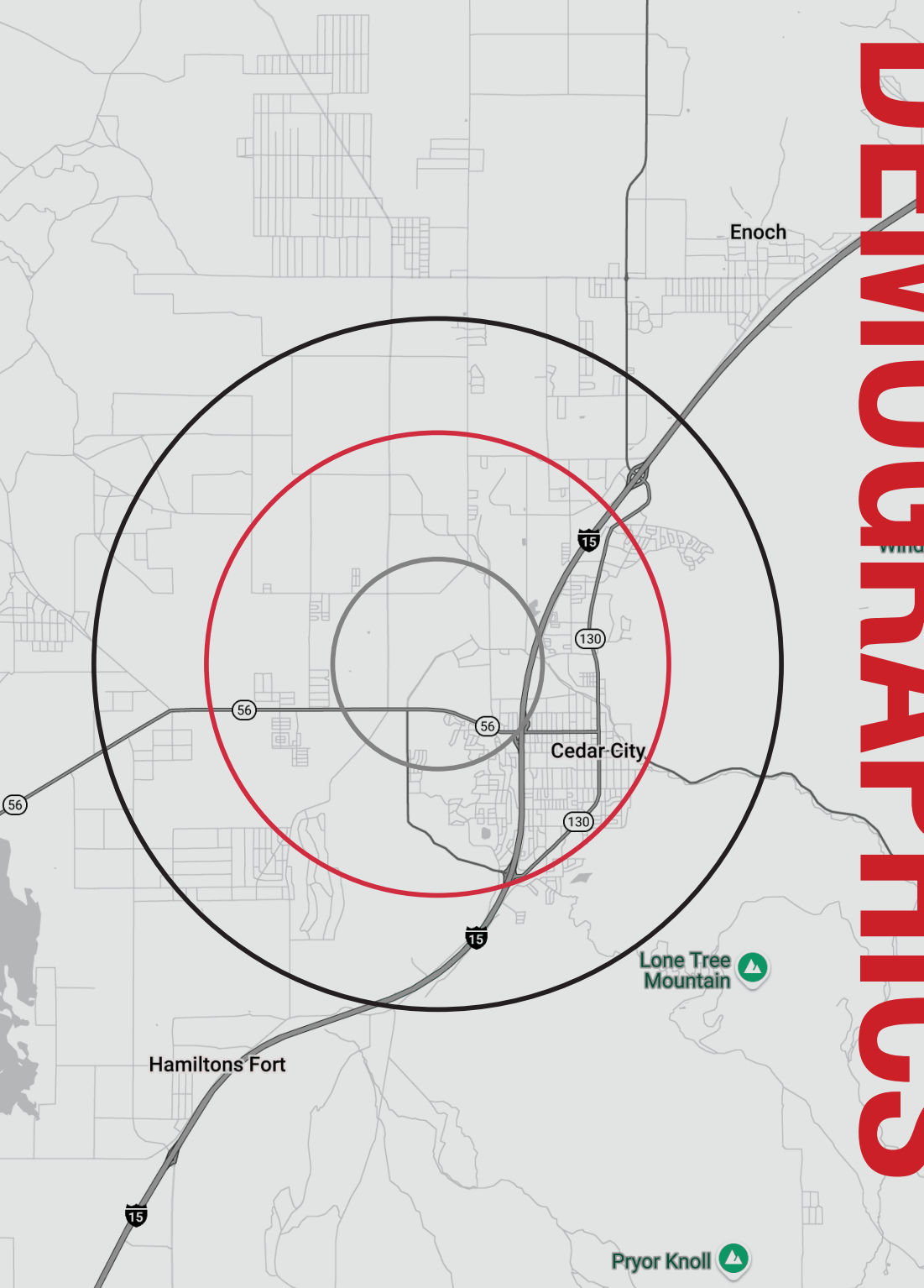
MAIN FLOOR PLAN  
SCALE: 1/8" = 1'-0"

BUILDING AREA: 10,000 SQ. FT.  
COVERED STORAGE AREA: 4,000 SQ. FT.



TOTAL SF	LEASE RATE	YEAR BUILT	TYPE	ADDITIONAL FEATURES
± 12,600 SF	\$1.25/SF/NNN   Office \$1.00/SF/NNN   Hangar	2025	Industrial   Warehouse/ Distribution	Double Doors Complete with a private bathroom and kitchen

# DEMOGRAPHICS



## POPULATION

2024 Population

1-mile

495

3-mile

36,540

5-mile

49,509

## HOUSEHOLDS

2024 Households

1-mile

132

3-mile

12,292

5-mile

16,414

## INCOME

2024 Average HH Income

1-mile

\$80,012

3-mile

\$84,522

5-mile

\$86,039

## Traffic Counts

### STREET

Kitty Hawk Drive

AADT

5,756

Airport Road

7,087

## Cities Nearby

Las Vegas, Nevada

171 miles

Salt Lake City, Utah

251 miles

Phoenix, Arizona

434 miles

Los Angeles, California

439 miles

Denver, Colorado

579 miles

San Antonio, Texas

1,267 miles

# TERMS & CONDITIONS

## 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.

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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 Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## Summary Documents

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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.

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# WHY NAI

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**325+**  
OFFICES

**1.1 BIL**  
SF MANAGED

**5,800+**  
PROFESSIONALS

**TOP 6**  
2024 LIPSEY RANKING

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**NAI Excel**

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