

**SUBJECT**

**PORT 15**  
**INDUSTRIAL CENTER**

FOR SALE OR FOR LEASE | BUILD-TO-SUIT  
5300 West 900 North, Cedar City, UT 84721



# Contents

## Executive Summary 03

- + Property Overview
- + Area Overview
- + Investment Snapshot
- + Property Details
- + Investment Highlights
- + Cedar City

## Maps, Aerials & Photos 12

- + Demographic Profile
- + Area Map
- + Site Plan
- + Floor Plans

## Market Overview 18



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# **PORT 15**

## **INDUSTRIAL CENTER**

# 03

## **Executive Summary**

- + Property Overview
- + Area Overview
- + Investment Snapshot
- + Property Details
- + Investment Highlights
- + Cedar City

# PORT 15 INDUSTRIAL CENTER

## Property Overview

MDL Group is pleased to offer Port 15 Industrial Center is an opportunity to be a part of the rapid industrial growth in Cedar City Utah. Located in the coveted Port 15 Business Park, this project offers a build-to-suit option for any business, investor, or manufacturer looking to be located in Iron County. This Build-to-Suit project has a tentative plan for a 100,800 SF Warehouse capable of being adapted to fit specific user needs. Need a certain amount of office, additional power, more docks, or yard space; the sky is the limit and this property. The developer is willing to work with any user to build a project as they see fit. Current specs include 30' clear ceilings, tilt-up construction, sixteen (16) dock locations, eight (8) grade-level doors, 2,000 AMPs of 120/208 3-phase power, and four (4) potential office areas.

## Area Overview

Situated in Cedar City on highway 56 just 3 miles from I-15, and less than a 4-minute drive to the Cedar City Regional Airport. Port 15 Utah is approximately four miles west of downtown Cedar City. The business park connects the railroad, trucking and air service industries in what has become a major hub for the production and distribution of goods in the western United States. Port15 Utah combines the best aspects of transportation, warehousing and manufacturing. It is strategically-located to major freeway systems, Union Pacific rail service, state road systems, fiber optics, and a fully-developed airport.



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## Investment Snapshot

# Build-to-Suit

For Sale or For Lease

# ±100,800 SF

Total Building Square Footage

# ±5.48 AC

Additional Lot Size

# Negotiable

Sale Price or Lease Rate

# Iron County

County



**SUBJECT**



The project is a Build-to-Suit



The property can be adapted to fit specific user need.

**5300 W. 900 N. Cedar City, UT 84721**

<b>+ Parcel Number</b>	0500433
<b>+ Building Size</b>	±100,800 SF

<b>+ Estimated Lot Size</b>	±5.48 Acres
<b>+ Zoning</b>	I & M-1 (Industrial and Manufacturing)



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## Cedar City is a thriving hub

Cedar City is a thriving hub situated at 5,846 feet above sea level in Iron County, with a strategic location along Interstate 15 with access to Union Pacific railroad and a regional airport. Cedar City hosts a diverse range of established manufacturing and commercial businesses, such as GAF and MSC Aerospace, and is poised for significant growth with upcoming major solar projects. The city's business-friendly environment is bolstered by Utah's top rankings for business competitiveness and technology dynamism, along with generous state and county tax incentives, including the Economic Development Tax Increment Financing program, which offers substantial tax credits for companies creating high-paying jobs and making significant investments. With a supportive community and excellent transportation links, Cedar City is an ideal location for your industrial enterprise.

Iron County is actively working to bring companies and industries to Cedar City. We are happy to connect any party with the Department of Economic Development for further resources.



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# PORT 15

## INDUSTRIAL CENTER

9

### Maps, Aerials & Photos

- + Demographic Profile
- + Area Map
- + Site Plan
- + Floor Plan

Fast Facts



**20,720**  
Daytime Pop.



**\$65,943**  
Median Household Income



**81.8%**  
Employees Drive to Work



**60.0%**  
White Collar Employees



**3.04%**  
2020-2023 Growth Rate

5-Mile Radius

Population	1 mile	3 miles	5 miles
2010 Population	102	3,957	14,306
2020 Population	139	5,623	18,799
<b>2023 Population</b>	<b>169</b>	<b>6,506</b>	<b>20,720</b>
2028 Population	191	7,340	22,486
2010-2020 Annual Rate	3.14%	3.58%	2.77%
2020-2023 Annual Rate	6.20%	4.59%	3.04%
2023-2028 Annual Rate	2.48%	2.44%	1.65%
2023 Median Age	36.1	34.7	31.2

Households	1 mile	3 miles	5 miles
2010 Households	34	1,216	4,657
2020 Households	43	1,596	6,163
<b>2023 Total Households</b>	<b>48</b>	<b>1,826</b>	<b>6,673</b>
2028 Total Households	54	2,049	7,195
2010-2020 Annual Rate	2.38%	2.76%	2.84%
2020-2023 Annual Rate	3.44%	4.23%	2.48%
2023-2028 Annual Rate	2.38%	2.33%	1.52%

Average Household Income	1 mile	3 miles	5 miles
<b>2023 Average Household Income</b>	<b>\$139,665</b>	<b>\$109,690</b>	<b>\$92,095</b>
2028 Average Household Income	\$159,080	\$124,786	\$103,662
2023-2028 Annual Rate	2.64%	2.61%	2.39%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	36	1,366	5,347
2020 Total Housing Units	44	1,715	6,601
<b>2023 Total Housing Units</b>	<b>50</b>	<b>1,943</b>	<b>7,054</b>
2023 Owner Occupied Housing Units	44	1,544	4,548
2023 Renter Occupied Housing Units	4	282	2,125
2023 Vacant Housing Units	2	117	381
2028 Total Housing Units	56	2,148	7,506
2028 Owner Occupied Housing Units	50	1,752	4,977
2028 Renter Occupied Housing Units	4	297	2,218
2028 Vacant Housing Units	2	99	311

Source: ESRI



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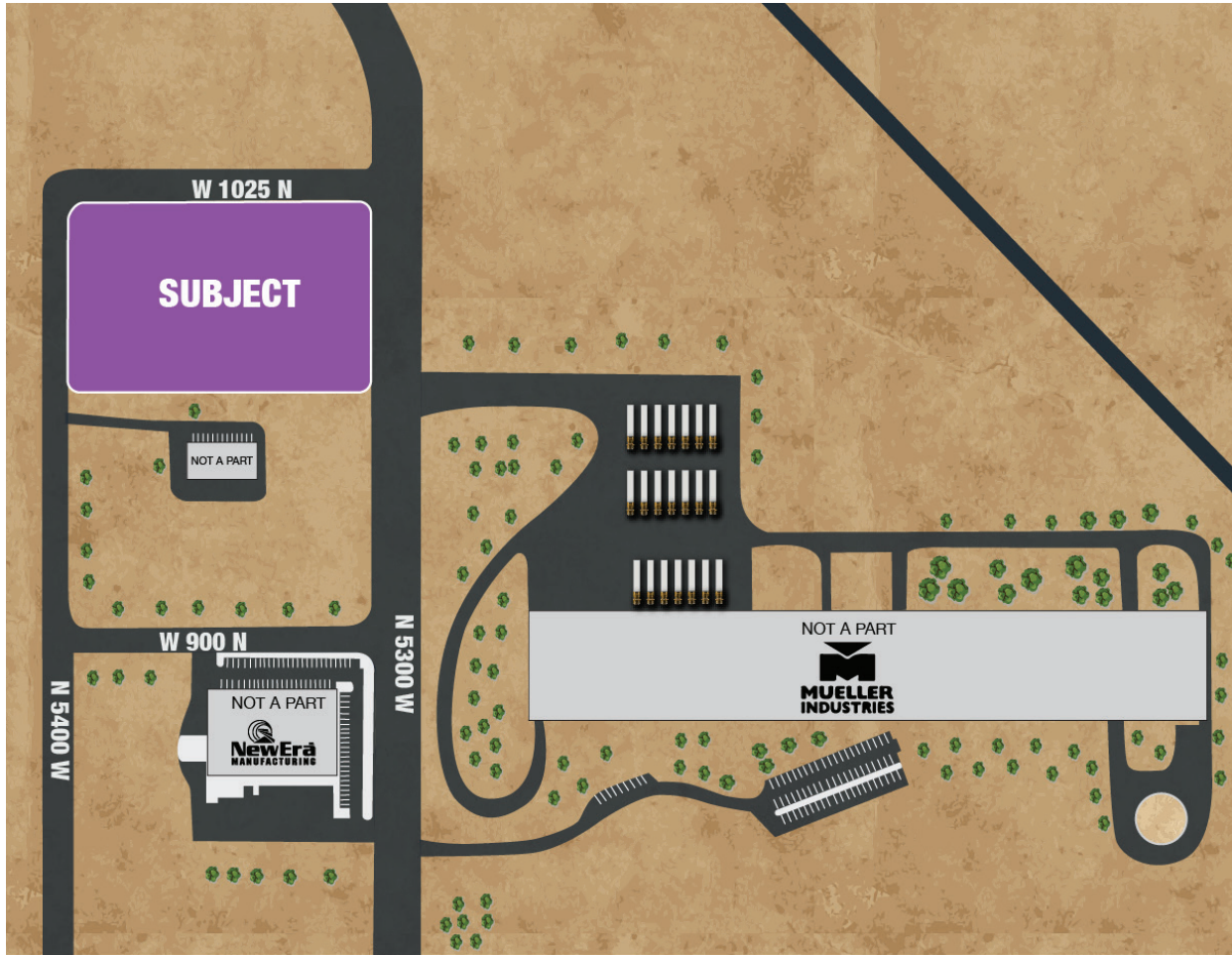
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# Maps & Aerials: Area Map

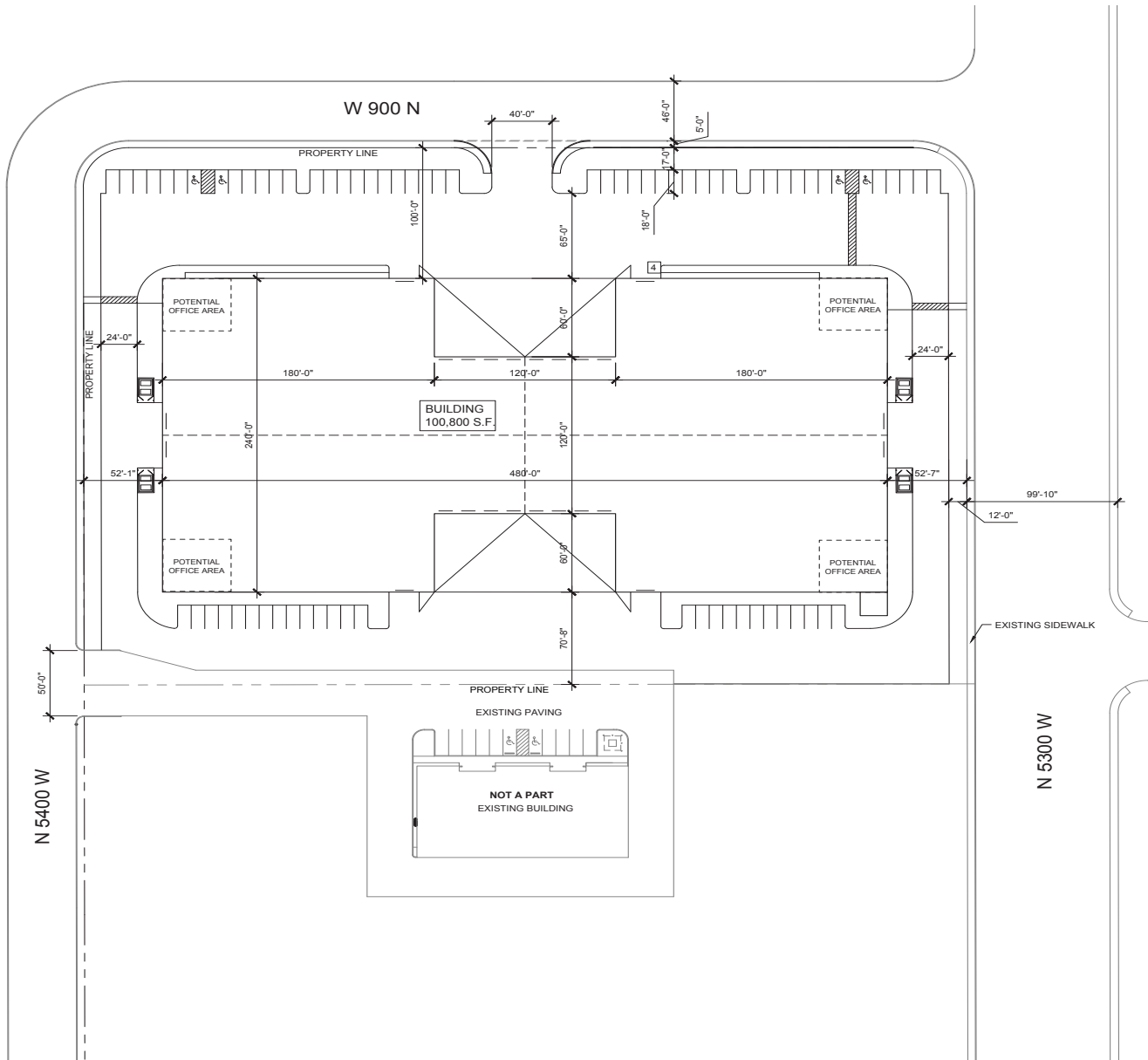
- Academia
- Hospital
- Airport
- Businesses
- Railroad Project





### Property Highlights:

- 5 Acres of industrial land ready for development, offsites are existing and utilities are stubbed to the site.
- Owner would consider a turn-key offering to develop a facility per specific requirements.
- Construction would be tilt-up concrete.
- Building would be in close proximity to Mueller Copper Tube West Co., Charlotte Pipe & Foundry, and American Packaging Corporation.
- 2.5 Miles from RailSync inland railport providing rail access with easy access to the western United States.



## Property Details

- + Total Sq. Ft.:** ±100,800  
(can be divisible ±25,200 SF)
- + Office Sq. Ft.:** ±12,000
- + Warehouse Sq. Ft.:** ±88,800
- + Dock Level Door:** (16) Sixteen 9'x10'
- + Grade Level Door:** (8) Eight 10'x12'
- + Power:** 2,000 Amps -3 phase power
- + Sprinklers:** yes
- + Clear Heights:** ±30'

specifications can be adjusted as required by user

*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.*



**PORT 15**  
**INDUSTRIAL CENTER**

18

Market Overview

# Cedar City


## Synopsis

Cedar City sits at 5,846 feet above sea level, and is the largest city in Utah's Iron County. Cedar City is located about 250 miles south of Salt Lake City and about 170 miles north of Las Vegas right along Interstate 15.


Currently, many manufacturing and commercial businesses call Cedar City home including, but not limited to: GAF, Genpak, WL Plastics Corporation, MSC Aerospace, Smead Manufacturing, and American Pacific Corporation. Additionally, several renewable energy companies are in the process of planning and constructing major solar projects in Iron County. These facilities are a statement that Utah is a strong advocate for renewable energy, and they are investing hundreds of millions of dollars into Iron County over the next several years.

Cedar City is a great place to bring your business, it has all the amenities necessary to get your business up and running, with the small town feel that is perfect for raising a family.

## Quick Facts

 **±35.9**  
Size (Sq. Mi.)

 **39,000**  
Population

 **982.57**  
Pop. Density (Per Sq. Mi.)

Source: [clarkcountynv.gov](http://clarkcountynv.gov), [wikipedia.com](http://wikipedia.com)



# Utah Tax Advantages

## Synopsis

The Utah State Legislature passed an incentive program called the Economic Development Tax Increment Financing (EDTIF). This tax incentive is a post-performance incentive. The qualifications are similar to the county level requirements with some differences. For example:

- The company must bring in a significant number of jobs
- The company must pay 110% above the average county wage over the course of the agreement
- The agreement may be up to 20 years. However, the average agreement in 2015 is 8.1 years

## Tax Increment Incentives (City Level):

Cedar City and its taxing partners offer a post-performance property tax incentive program based on new property tax increment generated by the expansion and/or relocation of a project. Please contact Cedar City Economic Development for further information about the requirements for this program.

## Requirements:

- Create new high-paying jobs in the county
- at least 25 jobs
- at least 125% of county average
- Generate new property tax revenues
- Obtain commitment from local government to provide local incentives and establish an Economic Development Zone, Community Development Zone or Redevelopment Zone
- Significant capital investment
- Significant purchases from Utah vendors or suppliers

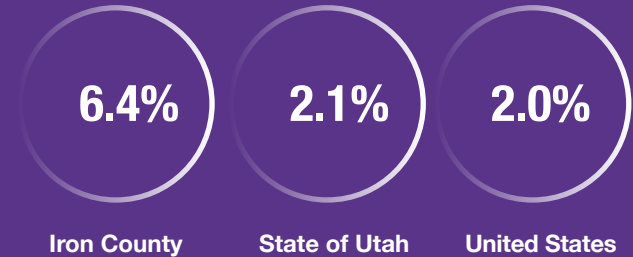
*Source: www.Governor's Office of Economic Development*



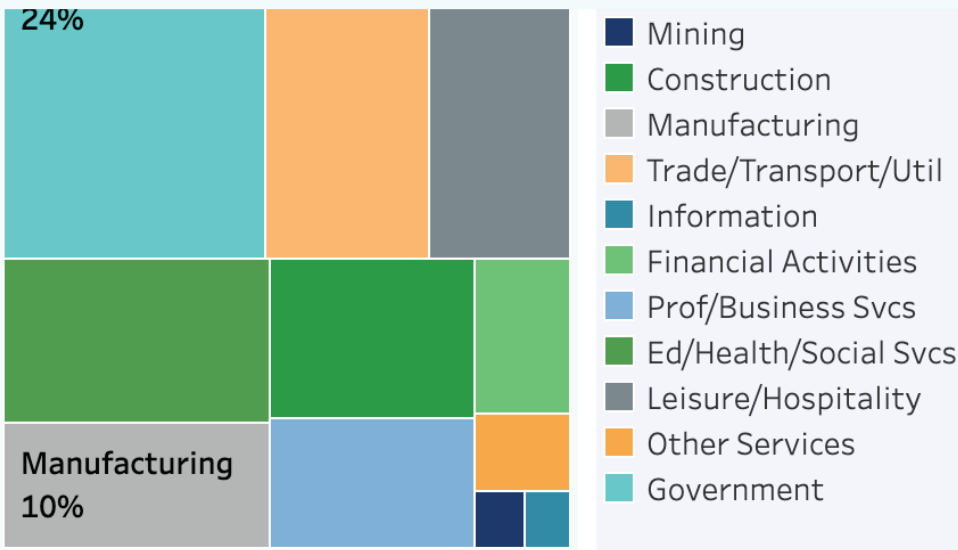
**Tax Increment Incentives (County Level)** The TIF tax credit is a post-performance, refundable tax credit for up to 75% of new property tax revenue. It is available to companies seeking relocation and expansion of operations in Iron County.



# Cedar City Economy



## Employment Share 12 Months ending December 2023\*\*



Source: <https://www.cedarcityut.gov/529/Economic-Data>

## Economy

Strong employment growth continued in Iron County through the end of 2023. In each month of the final quarter employment grew by over 6% from the previous year, ending 2023 with 6.4% more jobs than in 2022, an impressive end to a strong year of growth. Other signs of strength include a rock bottom unemployment rate, lower unemployment claims, and growth in taxable sales. The value of construction permits fell over the year, returning to a level more similar to pre-pandemic construction.



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## Investment Sales Team

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