



Approx 700 N 5400 W
Bldg. 3 & 4
Cedar City, UT 84721

- New buildings nearing completion
- Features include three-phase power and a fenced yard
- Located in a qualified opportunity zone. State and local incentives may exist. Call for details

± 5,000 SF | INDUSTRIAL

**FOR SALE
FOR LEASE**

Property Specs

OFFERED PRICE	± 5,000 SF Base Price \$925,000
LEASED PRICE	\$1.15 SF \$5,750 Monthly
BUILDING SIZE SF	± 2,500 - 5,000 SF
LOT SIZE	± 0.47 Acres
YEAR BUILT	2025
CLASS	A
TYPE	Industrial Office/Retail Warehouse

- New build to suit industrial buildings at Cedar City Port 15
- Total of 2 buildings 5,000 SF each, both designed for optional demising wall to enable two 2,500 SF leasable units.
- 4plc 12'w X 14'h overhead doors.
- Equipped with 3-phase, 480/240v power
- Rough plumbing, electrical and interior concrete slabs 4" thickness are included. Option for 6" added after purchase or lease to allow customization.
- Interior minimum 18'5" ceiling heights allowing ability for mezzanines, storage above offices, or tall pallet racking.
- Interior energy-efficient insulated walls and ceilings.
- Interiors build options can have up to 2 bathrooms and 2 warehouse sinks
- Exterior full asphalted lots to give additional storage or parking.
- Optional fenced & gated storage yards (approx. \$12,000.00 upgrade)
- Located in opportunity zone for tax savings. Call for details.



OR TEXT 22848 TO 39200

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

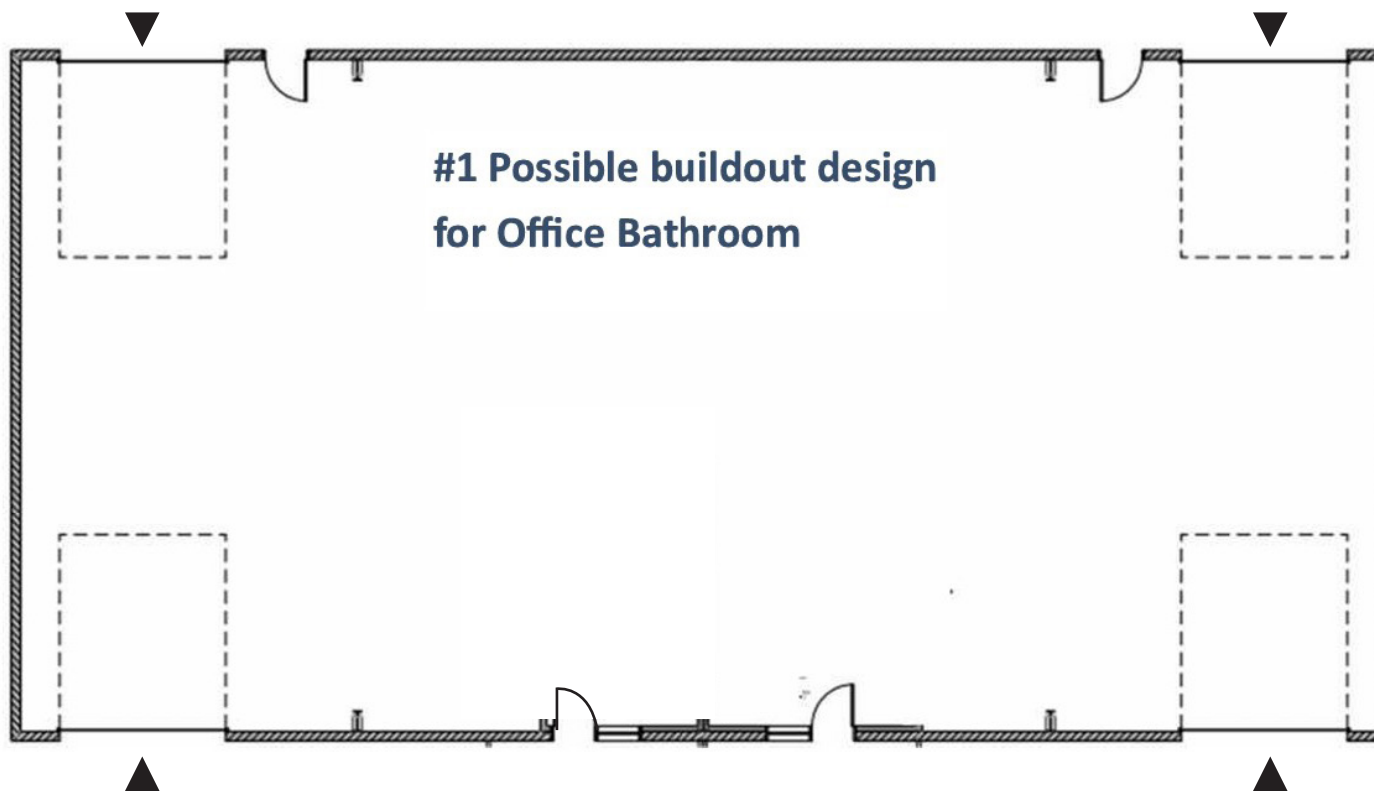
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Canopy above glass entry doors to be installed early October



SUMMARY



#1 Possible buildout design
for Office Bathroom

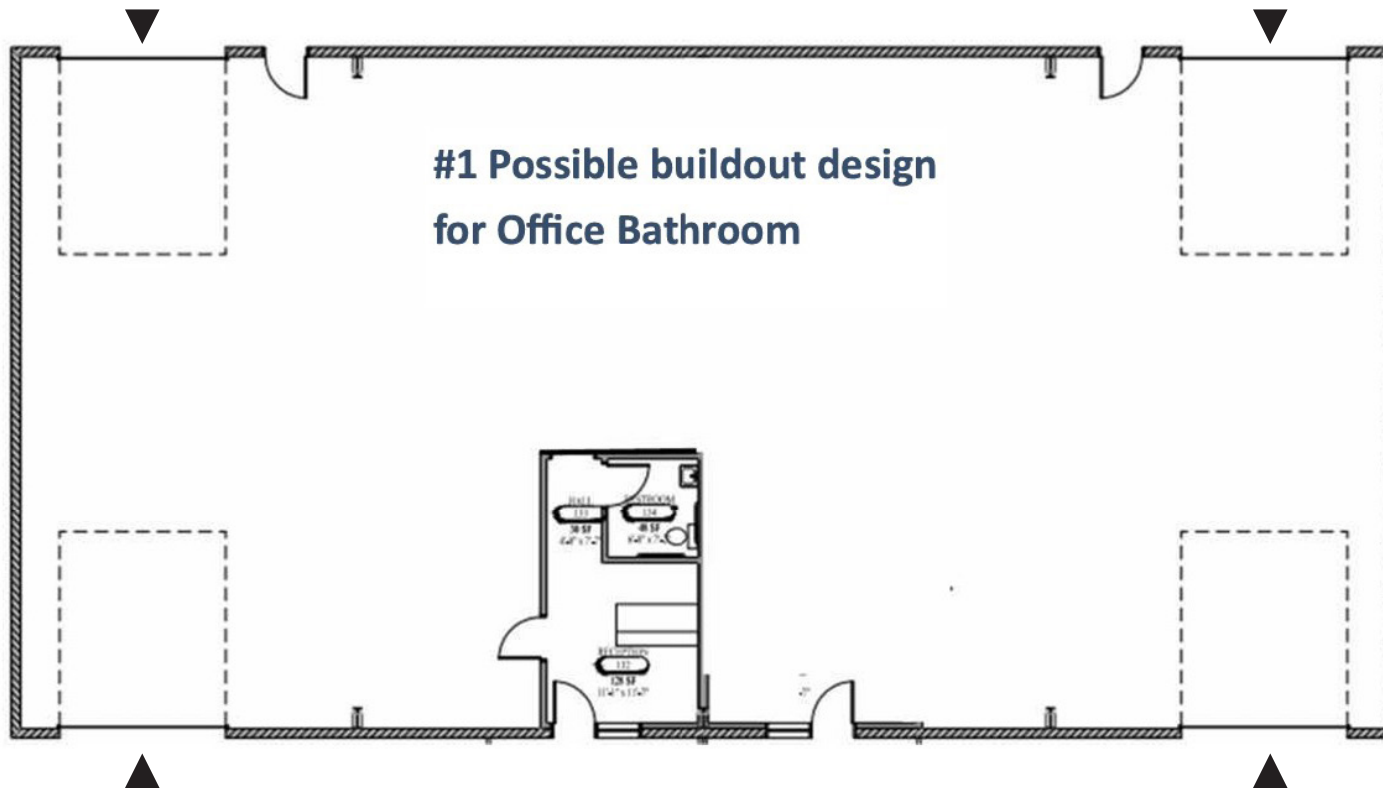
*Anything can be built to suit

OPTION 1

OFFERED PRICE	\$185/SF	\$925,000
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- Concrete slab
- Rough plumbing for second bath
- Fully asphalted lots
- Energy-efficient insulated walls and ceiling
- Three-phase electrical system in place

▲ GRADE LEVEL DOORS



#1 Possible buildout design for Office Bathroom

*Anything can be built to suit

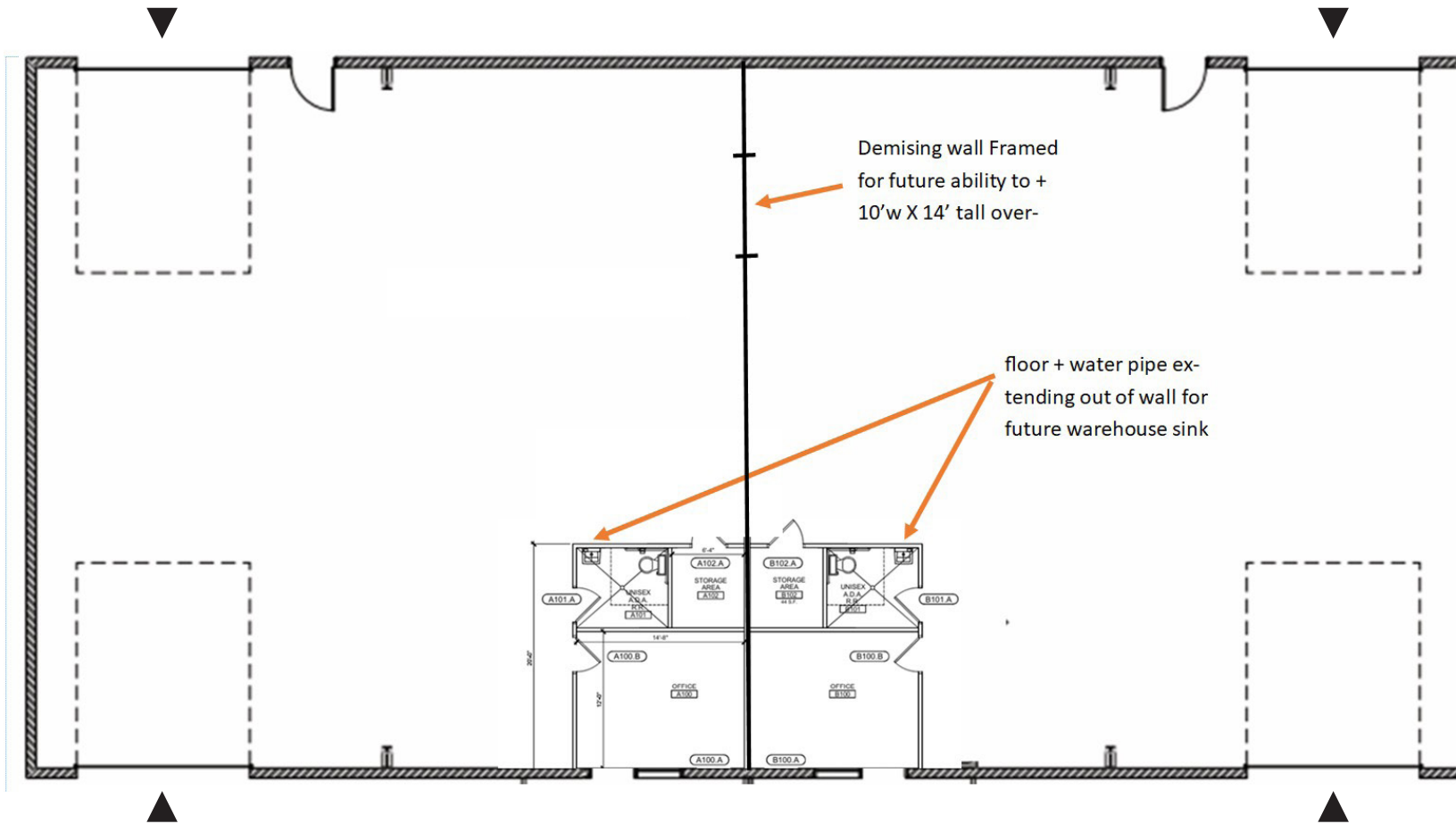
OPTION 2

OFFERED PRICE **\$210/SF** **\$1,050,000**

- Asphalt lots
- Single office and bathroom
- Energy-efficient insulated walls and ceiling
- Three-phase electrical system in place
- Concrete floors

▲ GRADE LEVEL DOORS

OPTION THREE



*Anything can be built to suit

OPTION 3

OFFERED PRICE **\$1,100,000**

- Asphalt lots
- Double office and bathroom
- Energy-efficient insulated walls and ceiling
- Three-phase electrical system in place
- Concrete floors

▲ GRADE LEVEL DOORS

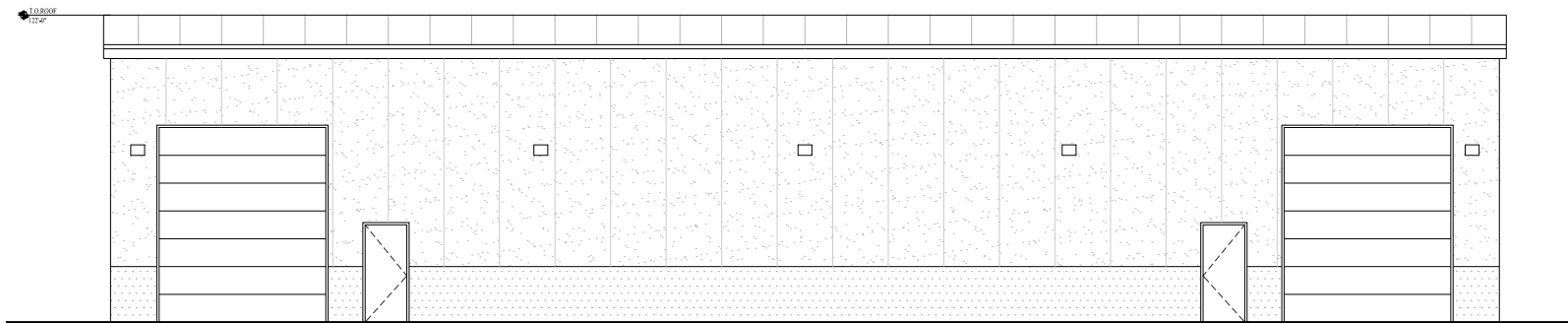
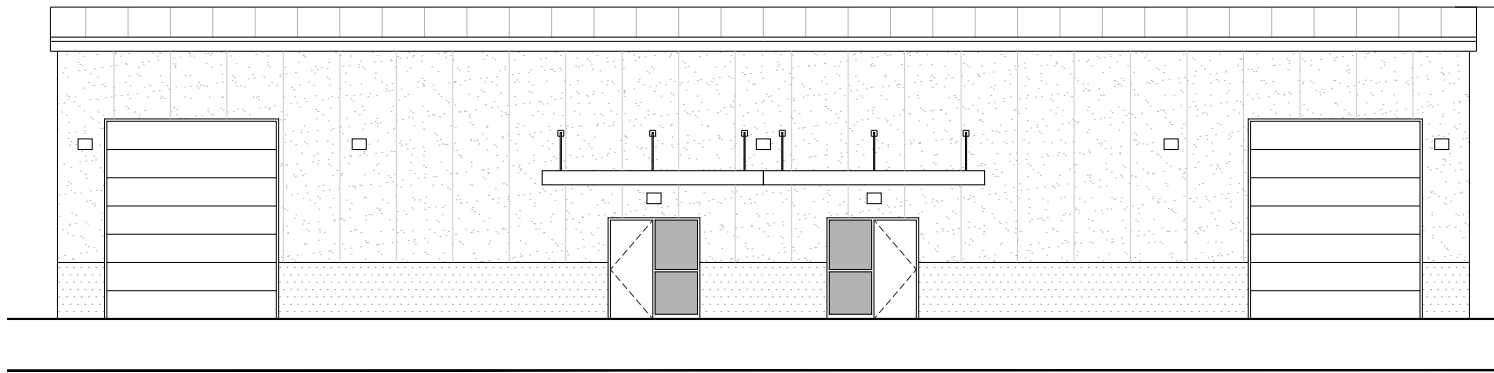
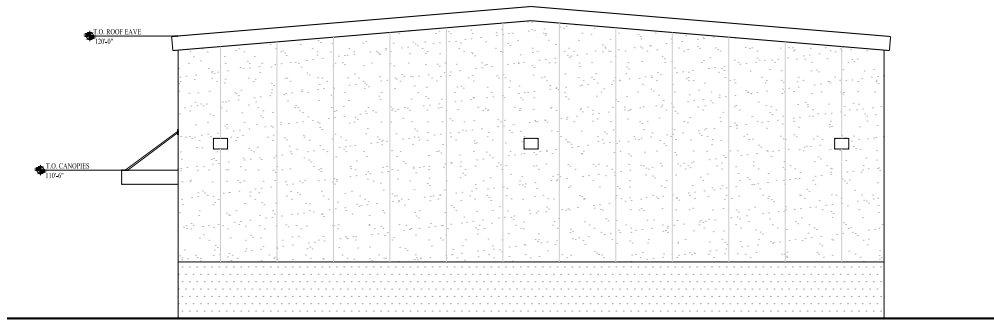
PHOTOS

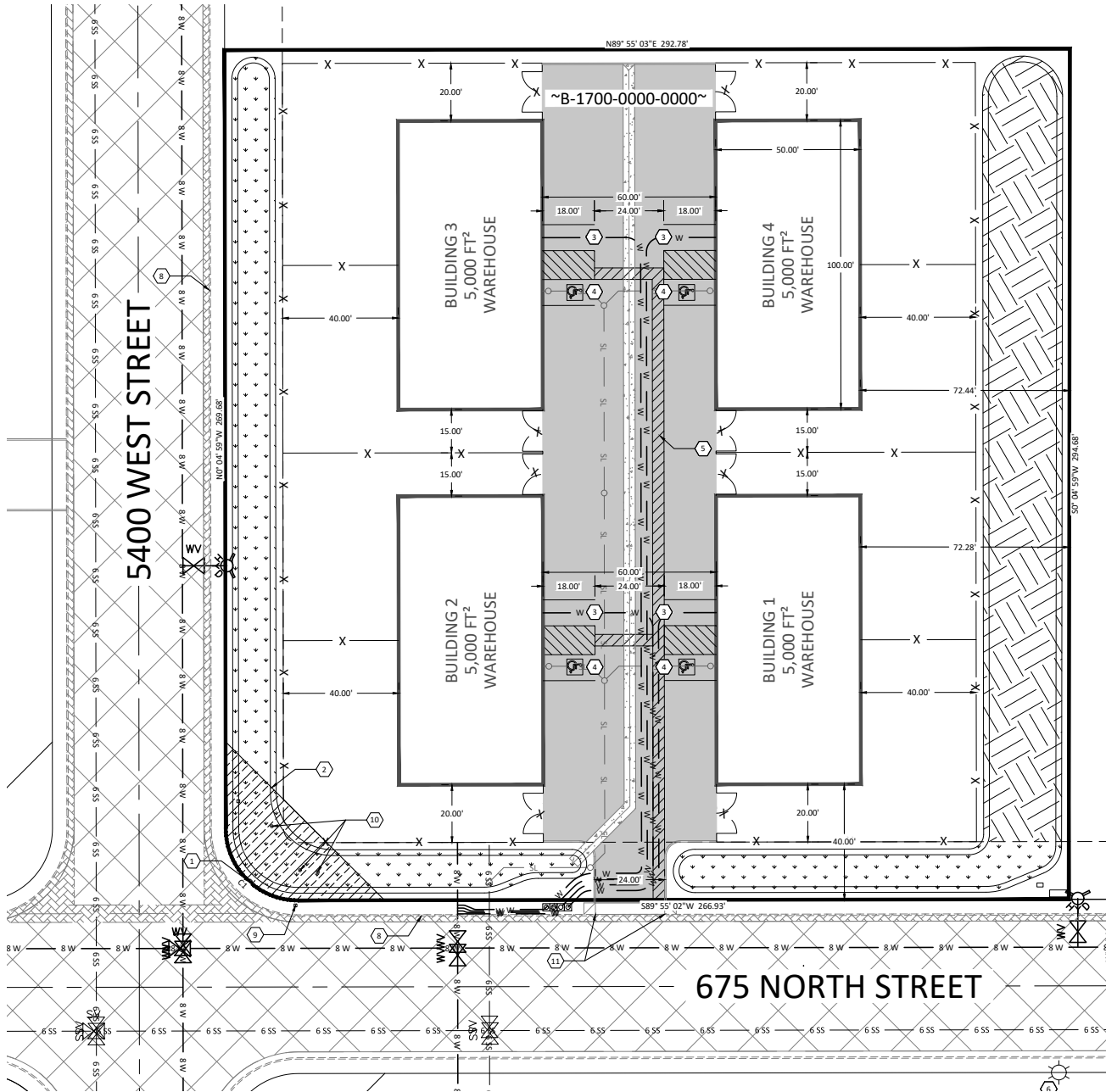


Interior concrete slab of 4" thickness are included.
Option for a 6" slab is available after purchase or lease for an additional costs.



ELEVATIONS





PRELIMINARY

SITE PLAN

AREA MAP



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

Image © 2025 Airbus

TERMS & CONDITIONS

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