



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

FOR SALE

- 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

Property Specs

OFFERED PRICE **± 5,000 SF | \$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.



Canopy above glass entry doors
to be installed early October



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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SALE OPTIONS

OPTION 1

OFFERED PRICE **\$185/SF** **\$925,000**

- Concrete slab
- Rough plumbing for second bath
- Fully asphalted lots
- Energy-efficient insulated walls and ceiling
- Three-phase electrical system in place

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

OPTION 3

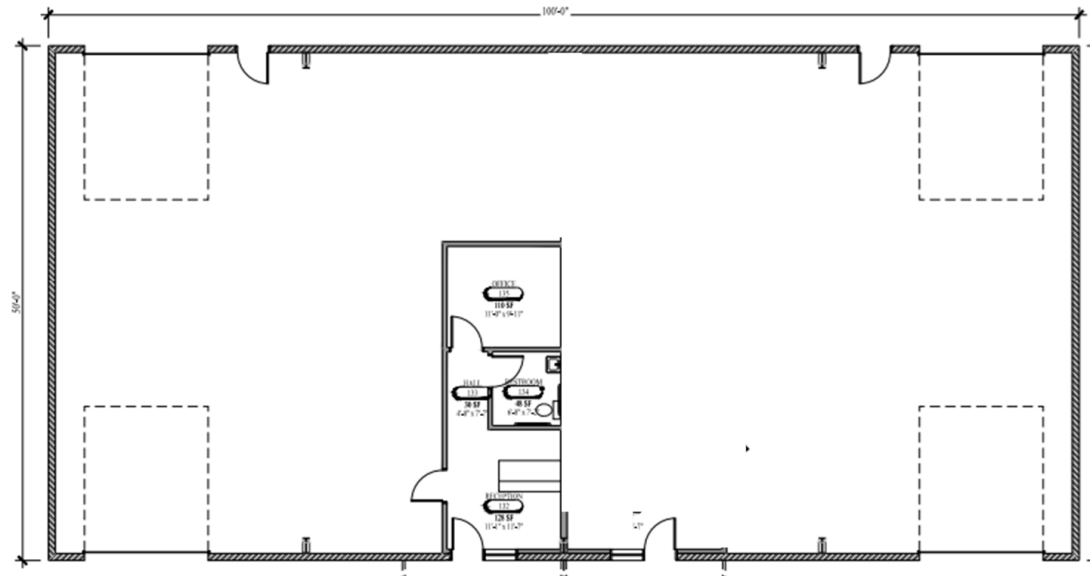
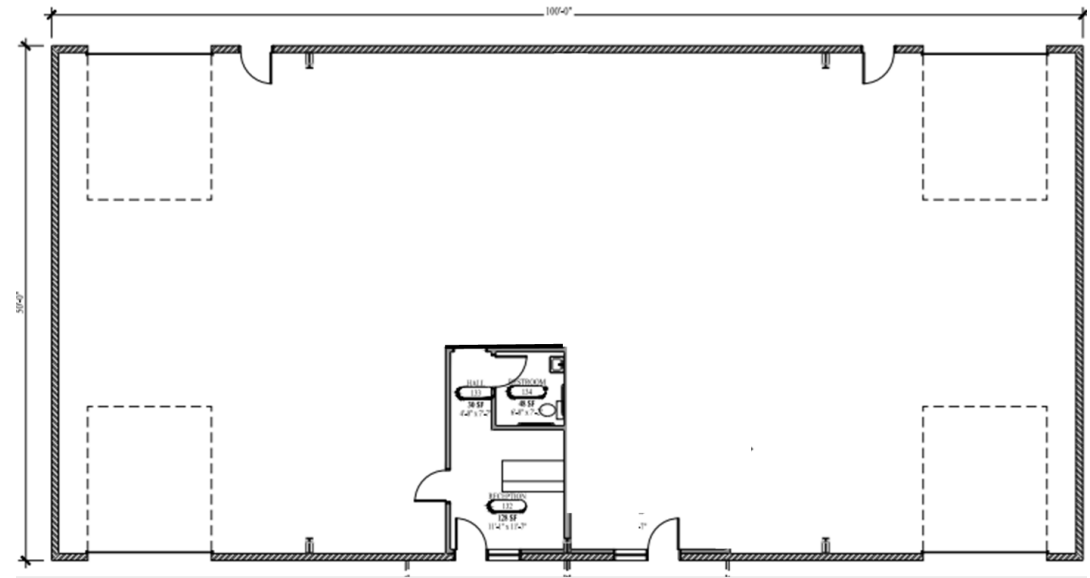
OFFERED PRICE **\$220/SF**

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

OPTION 4

OFFERED PRICE **\$1,200,000**

- Buy a fully lease investment opportunity
- # of buildings
- # of acres



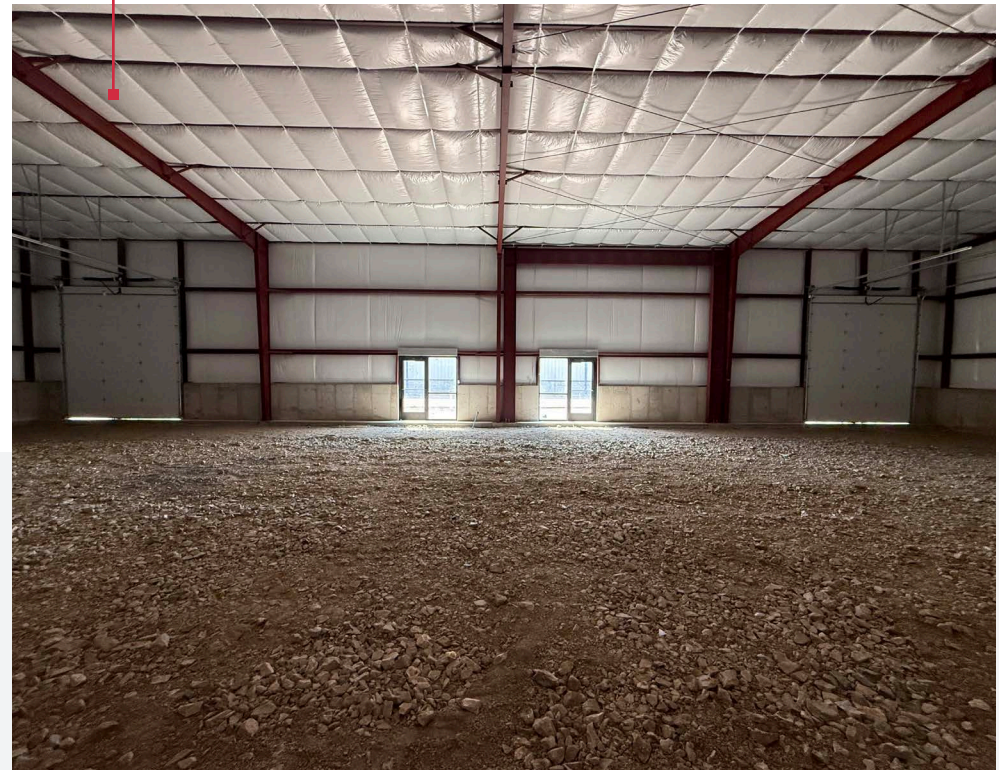
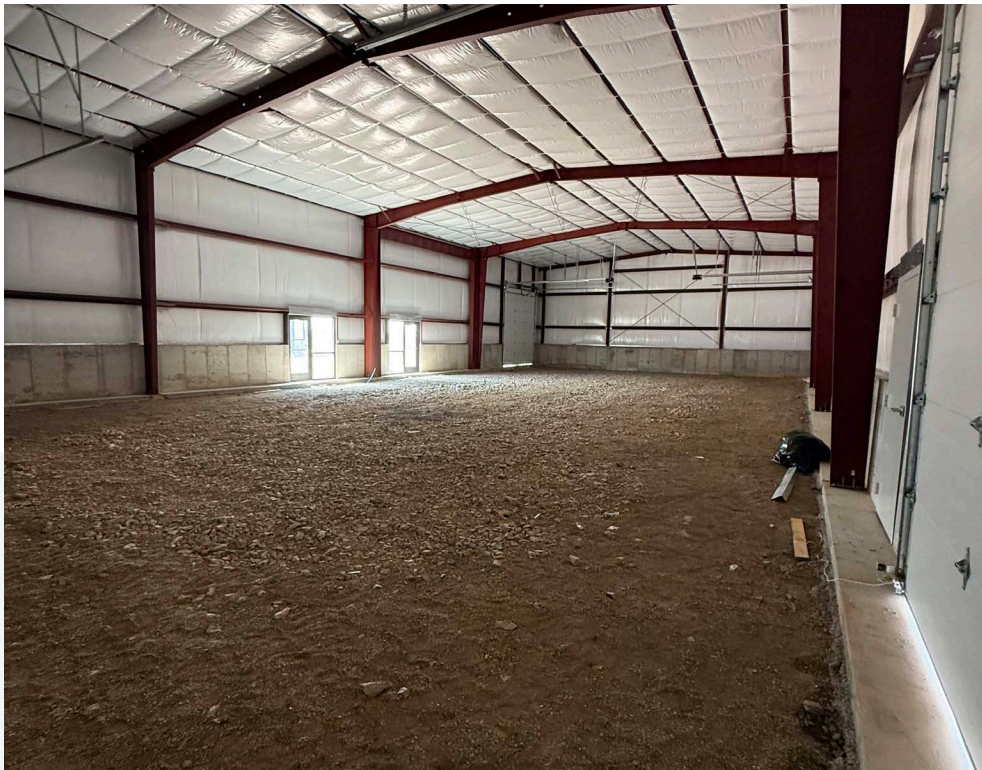
*Anything can be built to suit

PHOTOS

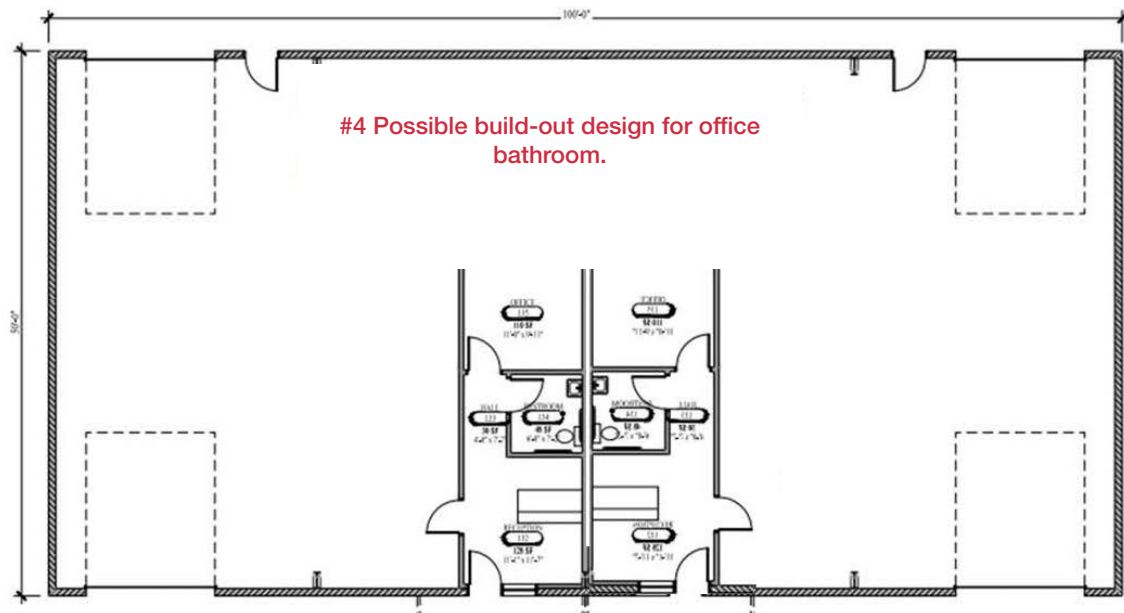
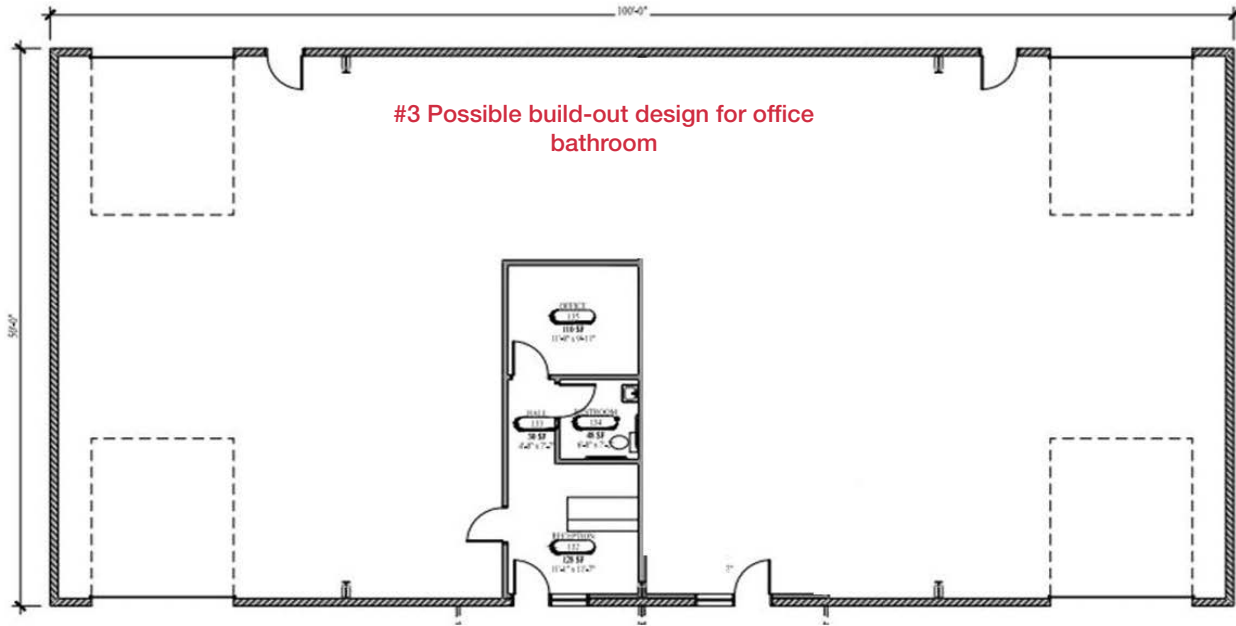


Interior concrete slab of 4" thickness are included.

Option for a 6" slab is available after purchase or lease for an additional costs.



FLOOR PLAN

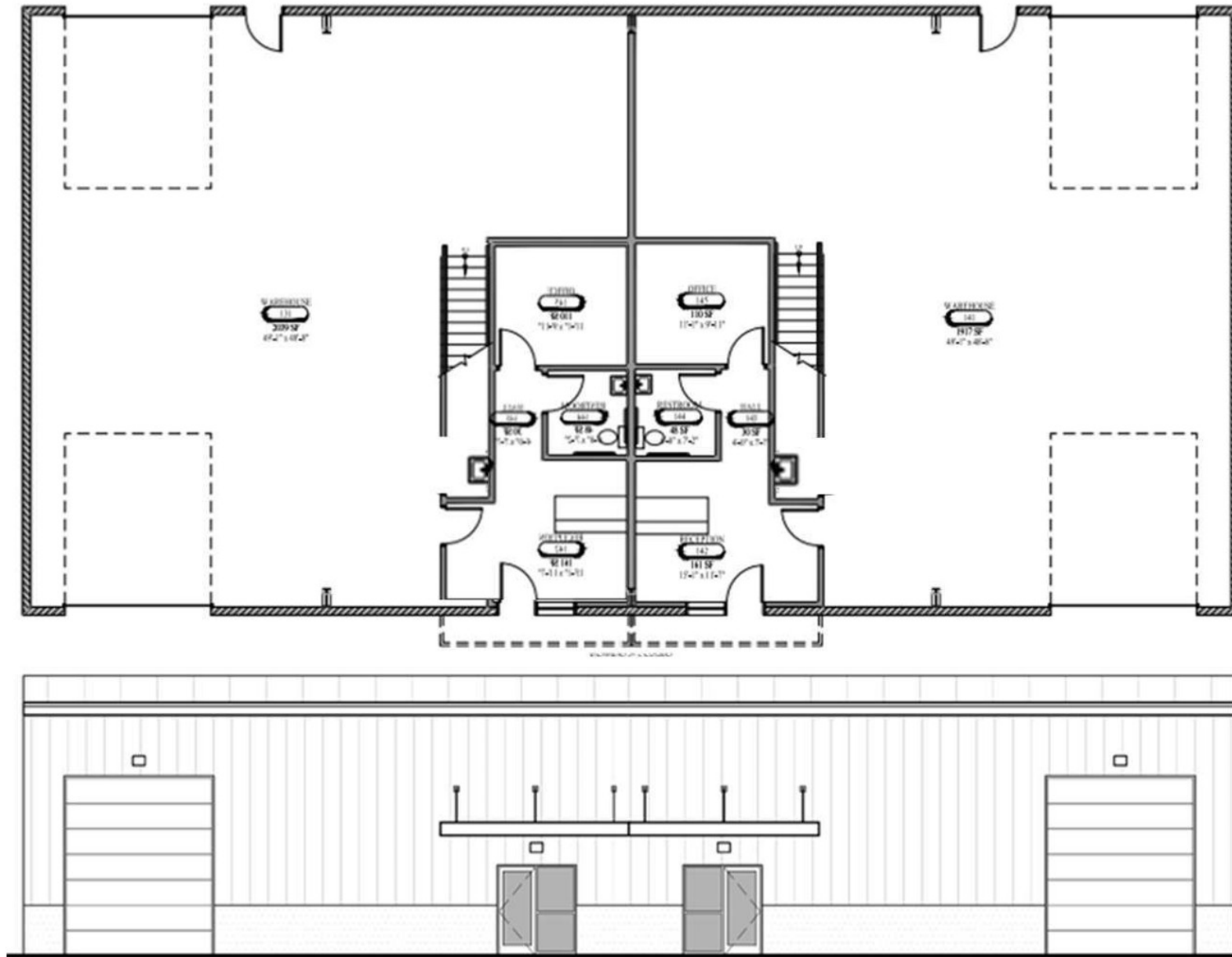


FLOOR PLAN

#5 Possible build-out design for office bathroom.

This design show offices built for upstairs storage.

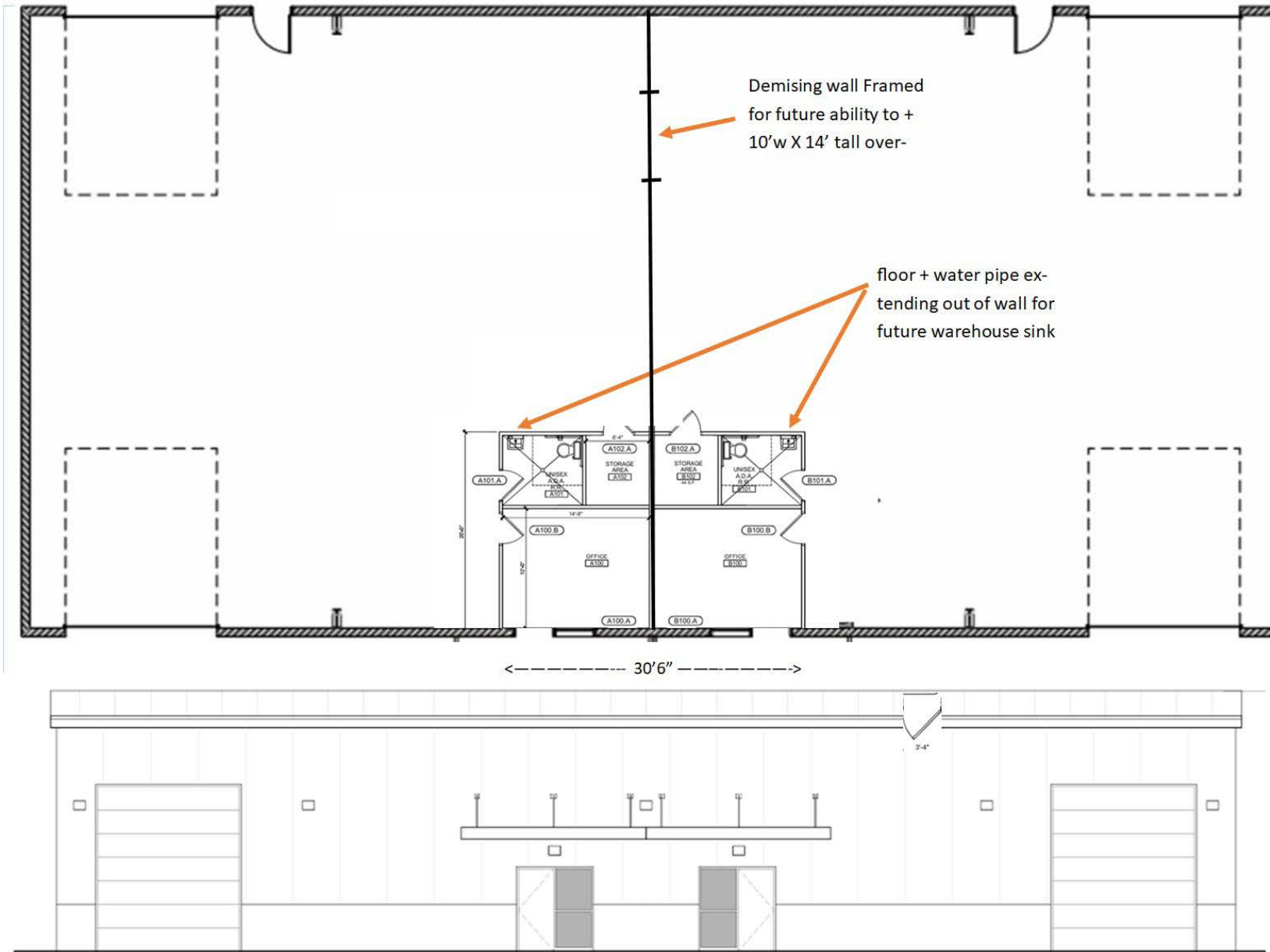
If unit wasn't going to be divide into 2, could skip the demising wall and have just single side if stairs.



#6 Proposed build-out of Bldg. 4 design for office bathroom.

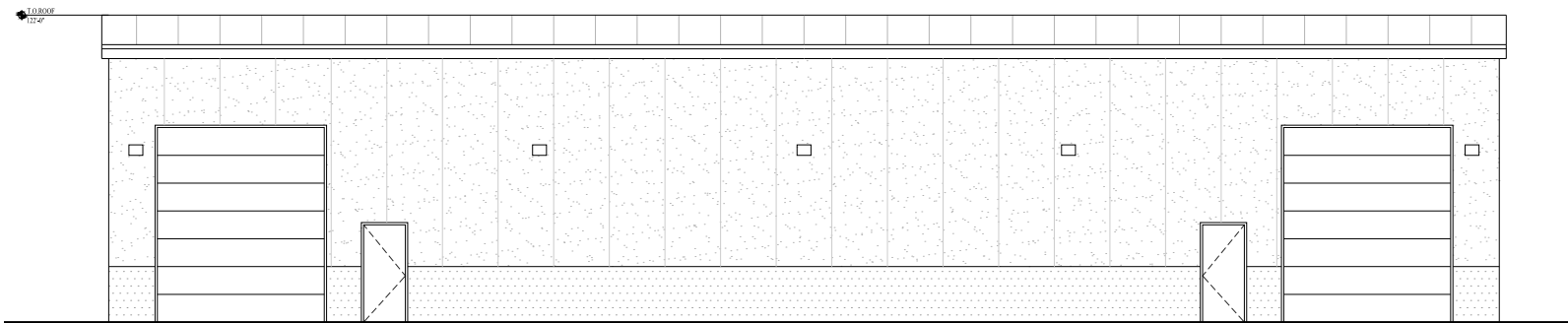
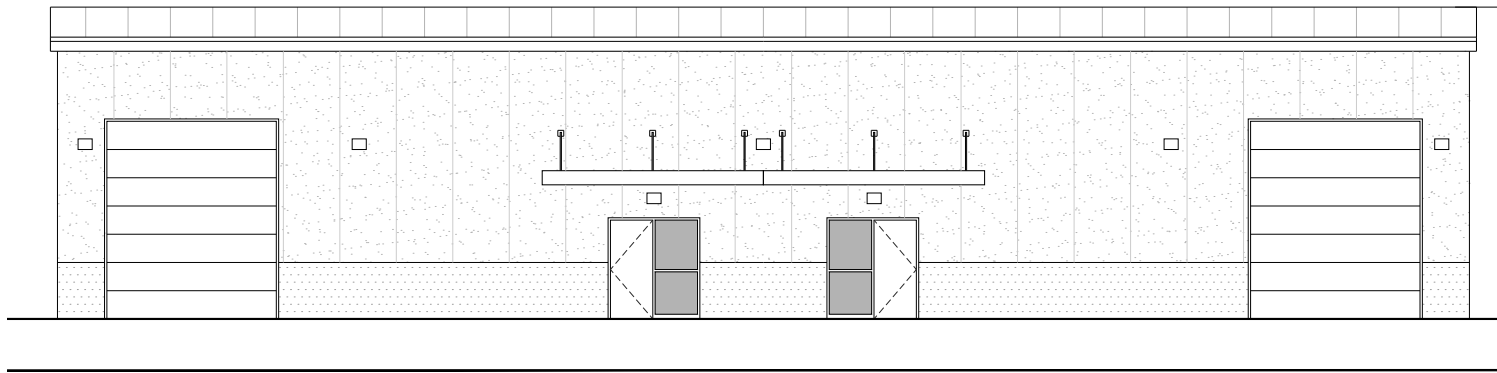
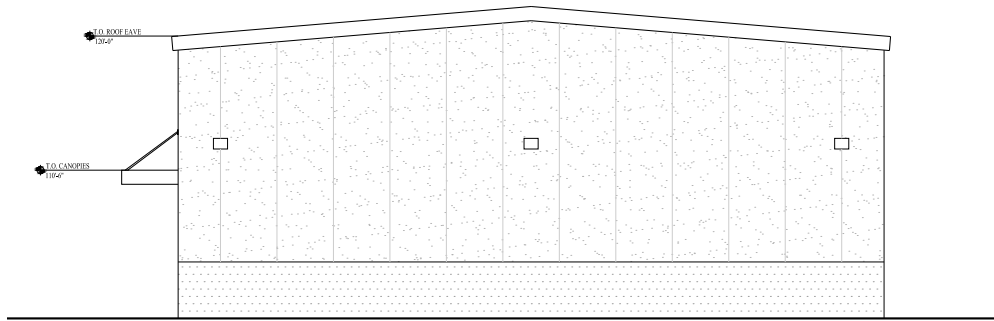
Offer price \$1,200,000 | Lease \$1.3/SF

This design built structurally for above office storage. (Allows future ability to add stairs for upstairs office)



ELEVATIONS

ELEVATIONS

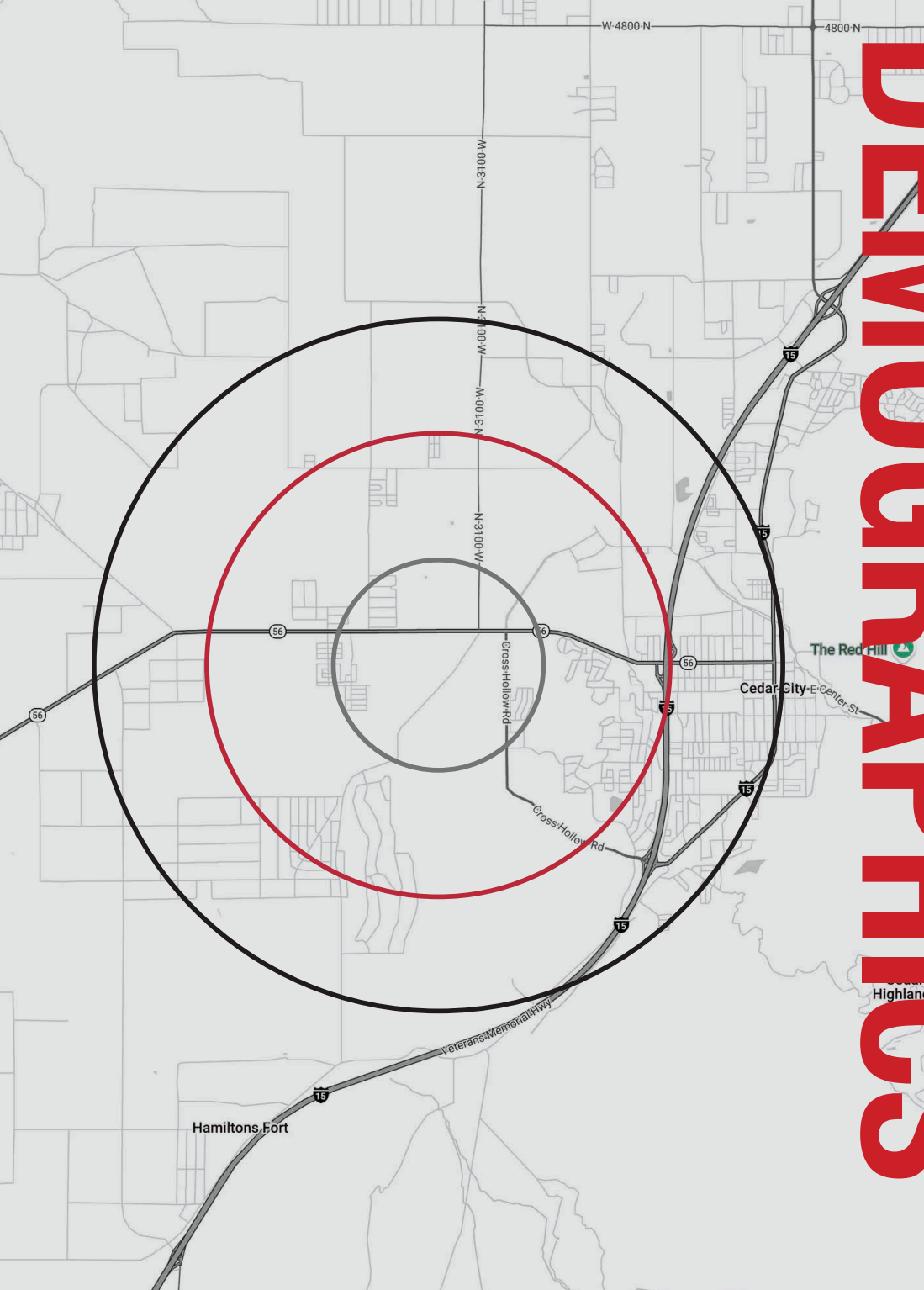


AREA MAP



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

Image © 2025 Airbus



DEMOGRAPHICS

POPULATION

2024 Population

HOUSEHOLDS

2024 Households

INCOME

2024 Average HH Income

1-mile

469

1-mile

142

1-mile

\$114,968

3-mile

9,035

3-mile

2,651

3-mile

\$112,858

5-mile

32,481

5-mile

10,652

5-mile

\$89,865

Traffic Counts

STREET

Hwy 56

Iron Springs Rd

AADT

4,200

2,800

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