



260 DL Sargent Dr B
Cedar City, UT 84721

± 11,202 SF Warehouse

Property Specs

SALE PRICE	\$1,850,000
TOTAL AVAILABLE	±11,202 SF
YEAR BUILT	2005
TAX ID	B-1196-0022-0000
TYPE	Industrial Warehouse/Distribution

Versatile Industrial Property | ±11,112 SF on 0.65 Acres Cedar City, UT
Exceptional Access Multi-Tenant Income Potential

Property Overview

Strategically located near Cedar City's North I-15 Interchange with excellent regional access
Built in 2005 on 0.65 acres
Total Improvements: ±11,112 SF, including:
±8,596 SF main building (two rental suites)
±1,320 SF stand-alone warehouse (Suite #100)
±1,320 SF of storage units (seven total)
LED lighting throughout all buildings and exterior common areas

Recent upgrades:

Insulated overhead doors
Automatic openers for improved energy efficiency and functionality
Flexible layout with multiple income-producing components

Suite #102 – ±6,096 SF

1,096 SF finished two-level office
HVAC
Fiber internet and CAT5 wiring
5,000 SF open warehouse
(Floor plan indicates ±2,554.58 SF — BOMA verification recommended)

Gas heat and evaporative cooling

Swamp coolers

Operable skylights for ventilation

(2) Restrooms

Covered loading dock

(3) Powered 12' x 16' overhead doors

Ideal for distribution, fabrication, or service operations

Suite #101 – ±2,500 SF

(Floor plan indicates ±2,554.58 SF — BOMA verification recommended)
Clean, open warehouse layout
(1) Powered 12' x 16' overhead door + man door
Gas heating and air conditioning
(1) Restroom
Fiber internet and CAT5 wiring throughout
Excellent for smaller operators or additional rental income

Suite #100 – Stand-Alone Warehouse

±1,196 SF of open warehouse space
(Floor plan indicates ±1,163 SF — BOMA verification recommended)
Powered 10' x 12' overhead door
Gas heating
Connected RV carport
CAT5 connection from Building #1
Ideal for shop use, overflow storage, or additional rental income

Storage Units – ±1,320 SF Total

Five (5) units at 12' x 18' (216 SF each)
Two (2) units at 12' x 10' (120 SF each)
All units feature LED interior lighting
Reliable supplemental revenue or flexible storage/parking options

Investment Highlights

Multiple rentable components with built-in income streams
Functional, high-utility layout for a range of industrial users
Excellent location in a growing regional market
Ideal for owner-users, investors, or businesses seeking distribution, fabrication, or service space



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SUITE 102



FLOOR PLAN

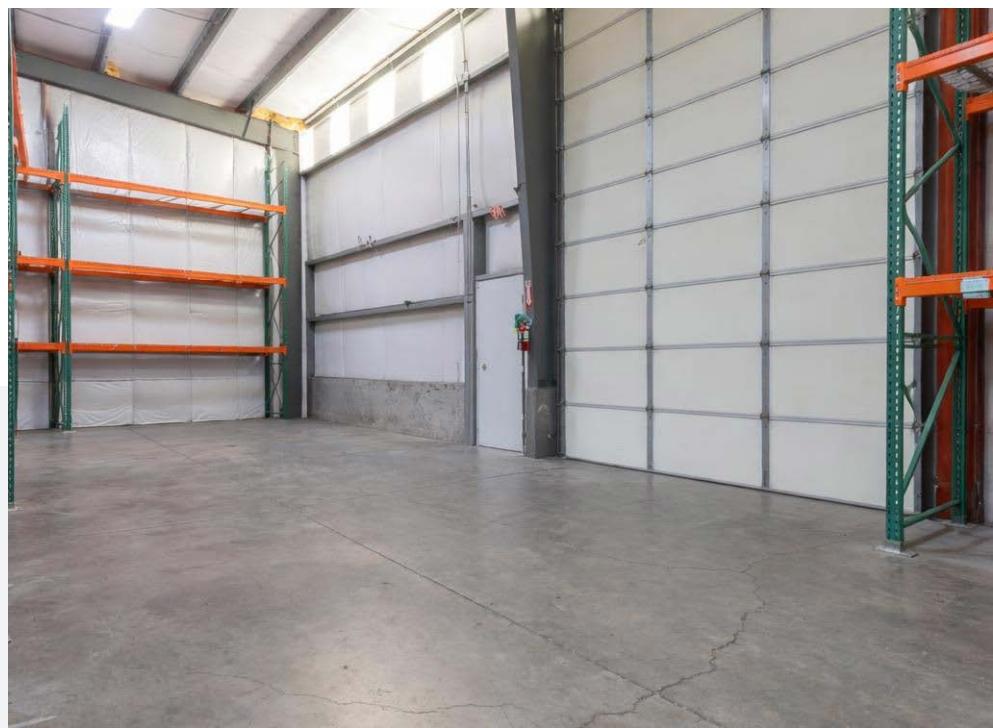
Suite 102



PHOTOS

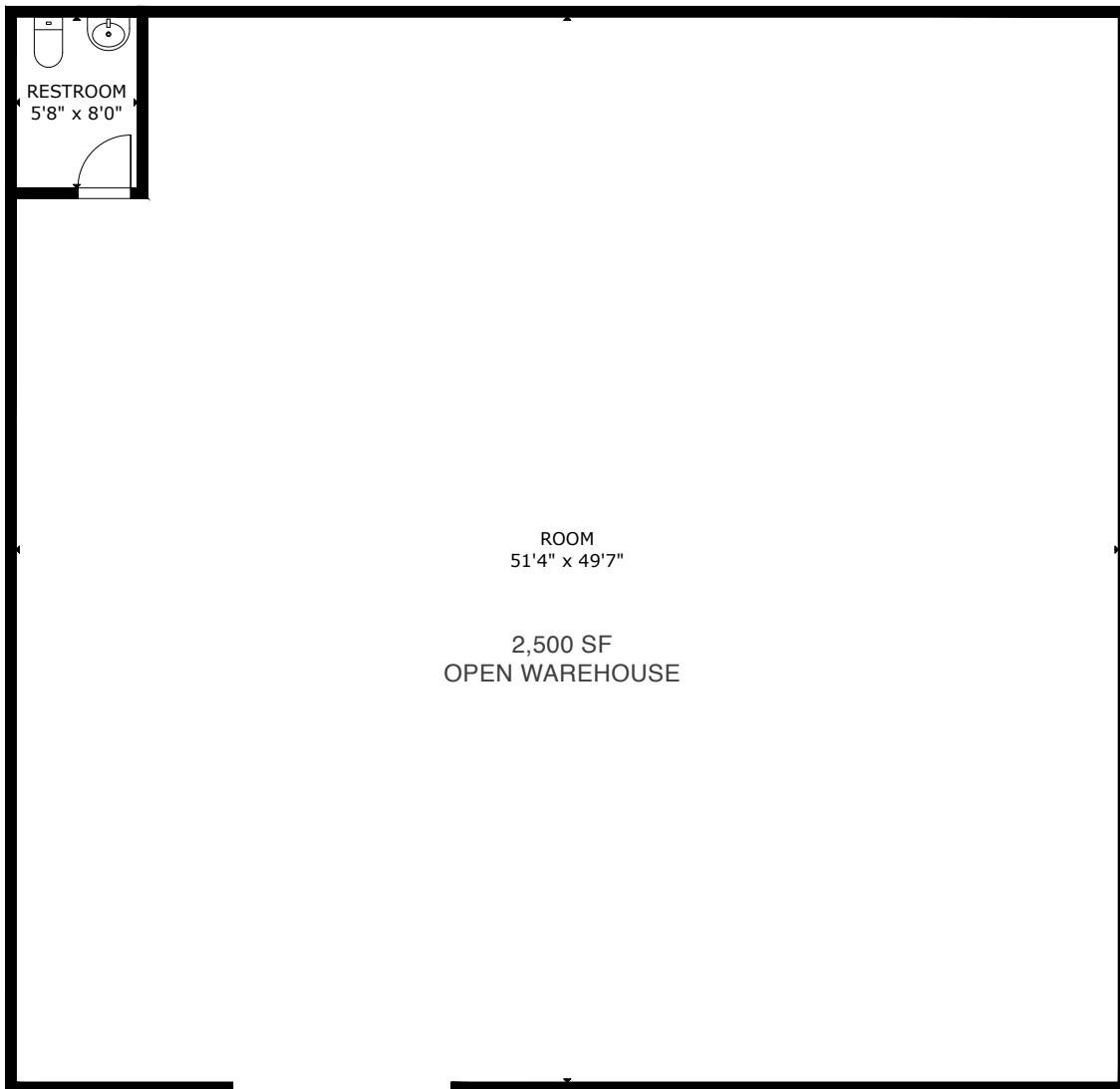


PHOTOS



SUITE 101

● GRADE LEVEL LOADING



FLOOR PLAN

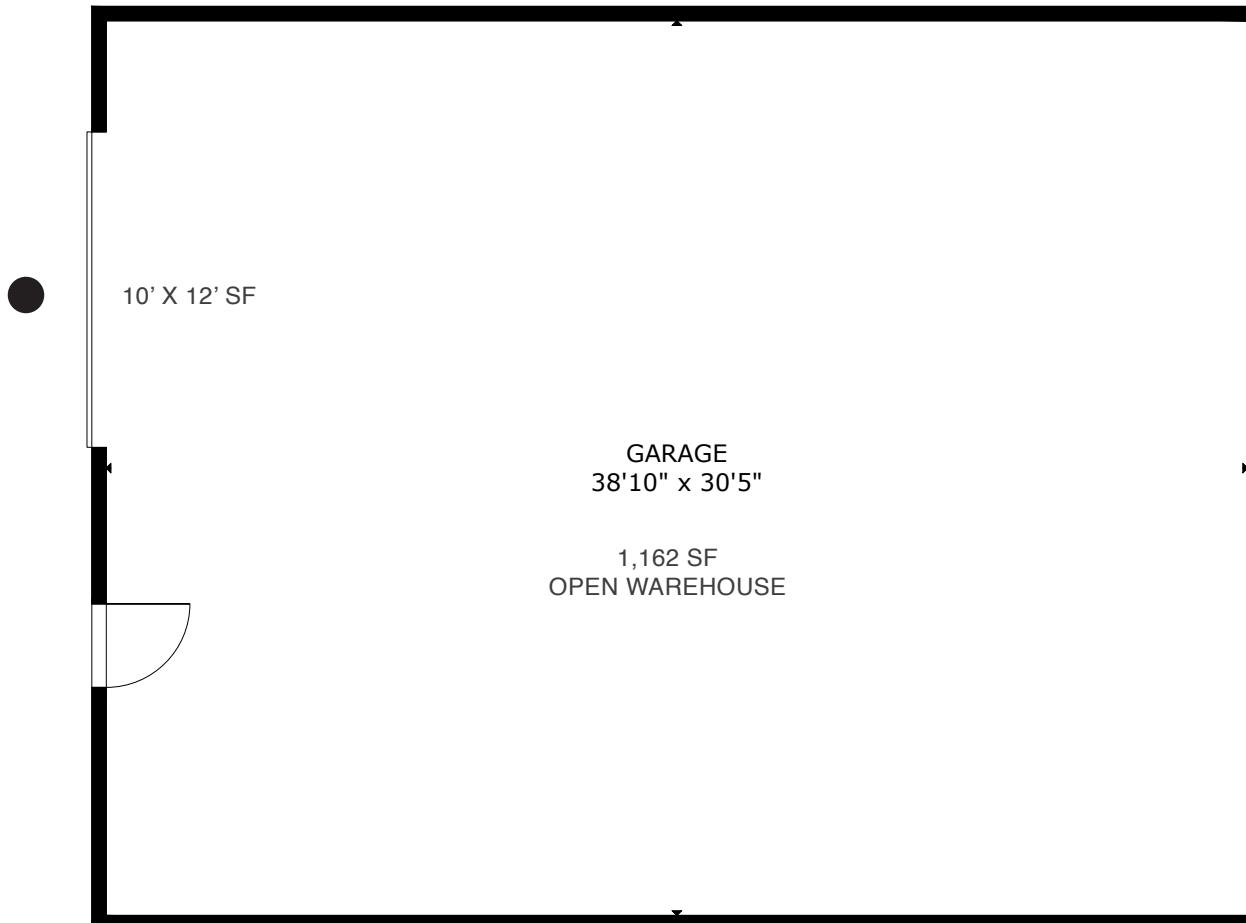
Suite 101



PHOTOS

SUITE 100

FLOOR PLAN



● GRADE LEVEL LOADING

Suite 100

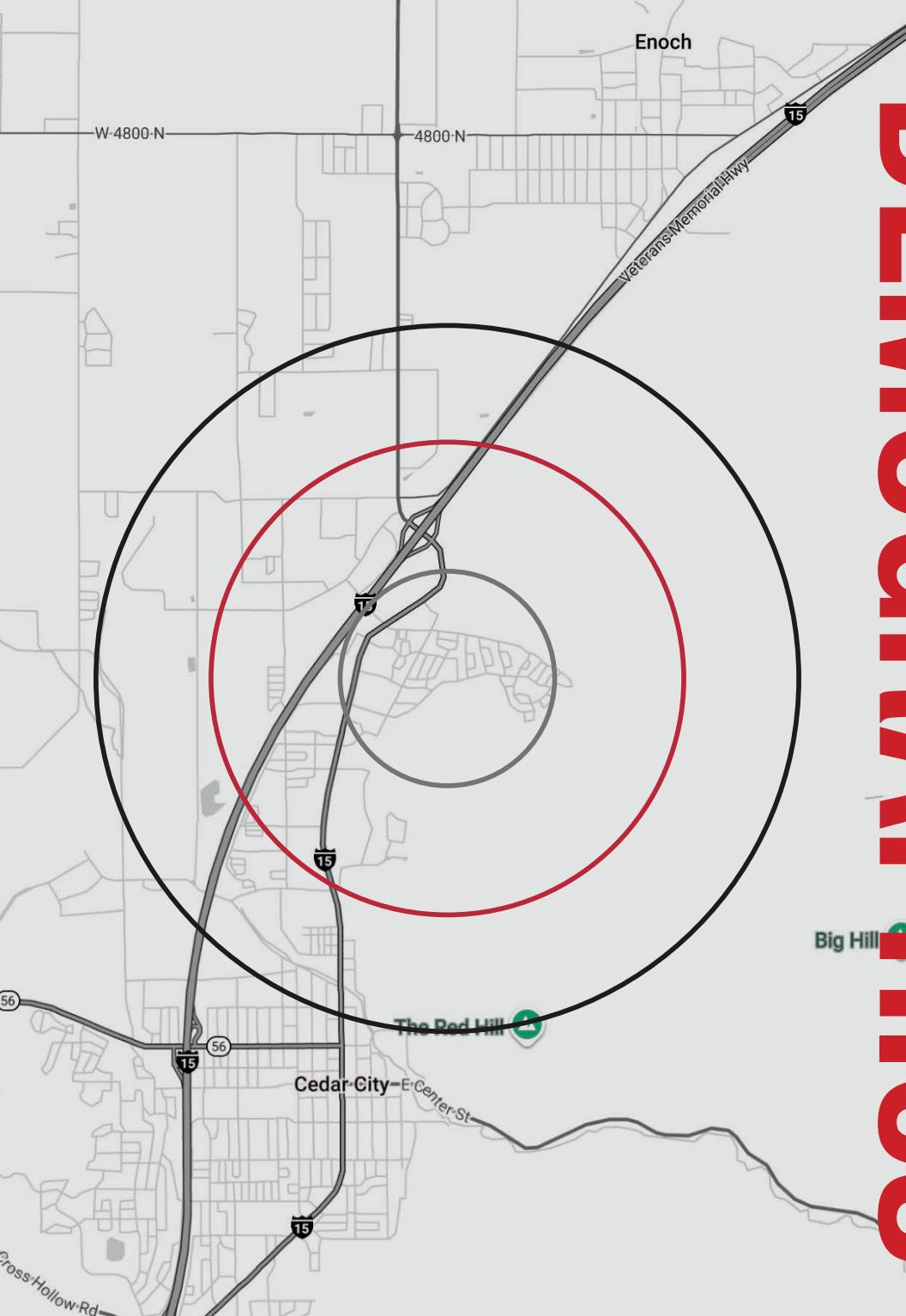


PHOTOS





DAY



Demographics

	POPULATION	1-mile	3-mile	5-mile
2025 Population	7,130	25,949	52,780	
HOUSEHOLDS	1-mile	3-mile	5-mile	
2025 Households	2,311	8,648	17,032	
INCOME	1-mile	3-mile	5-mile	
2025 Average HH Income	\$87,797	\$80,985	\$90,638	

Traffic Counts

STREET

AADT

North Main Street

27,494

Nichols Canyon Rd

24,814

TERMS & CONDITIONS

Terms and Conditions

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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