

FOR SALE

260 DL Sargent Dr B
Cedar City, UT 84721

7 STORAGE
UNITS

SUITE 101

SUITE 102

SUITE 100

± 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' × 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' × 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' × 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' × 18' (216 SF each)

Two (2) units at 12' × 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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- GRADE LEVEL LOADING
- DOCK HIGH LOADING



Suite 102

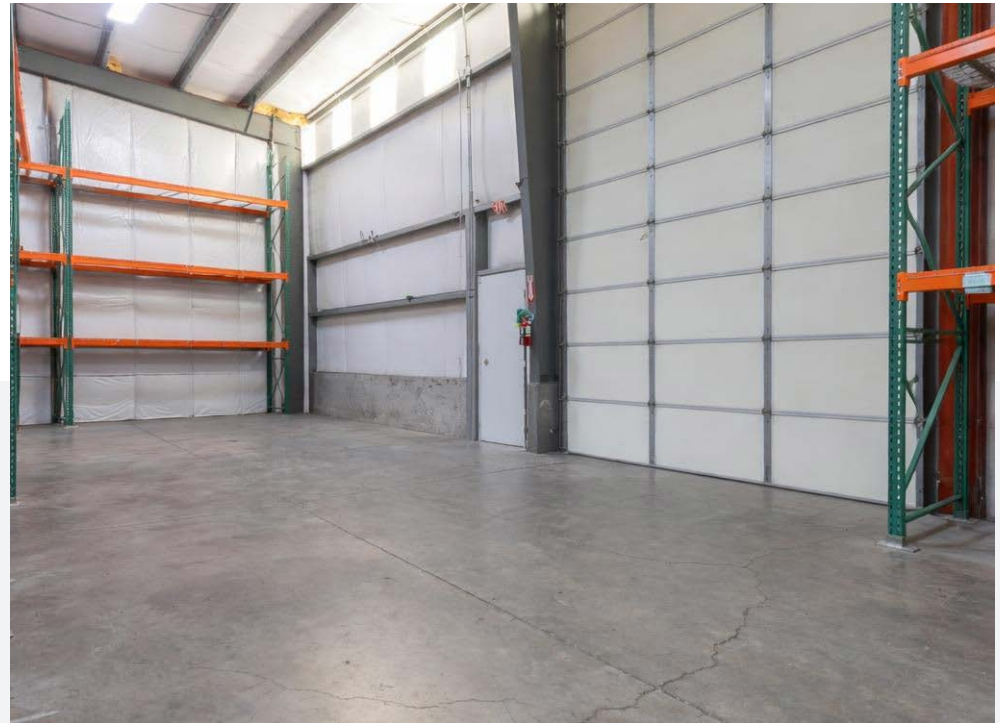


PHOTOS



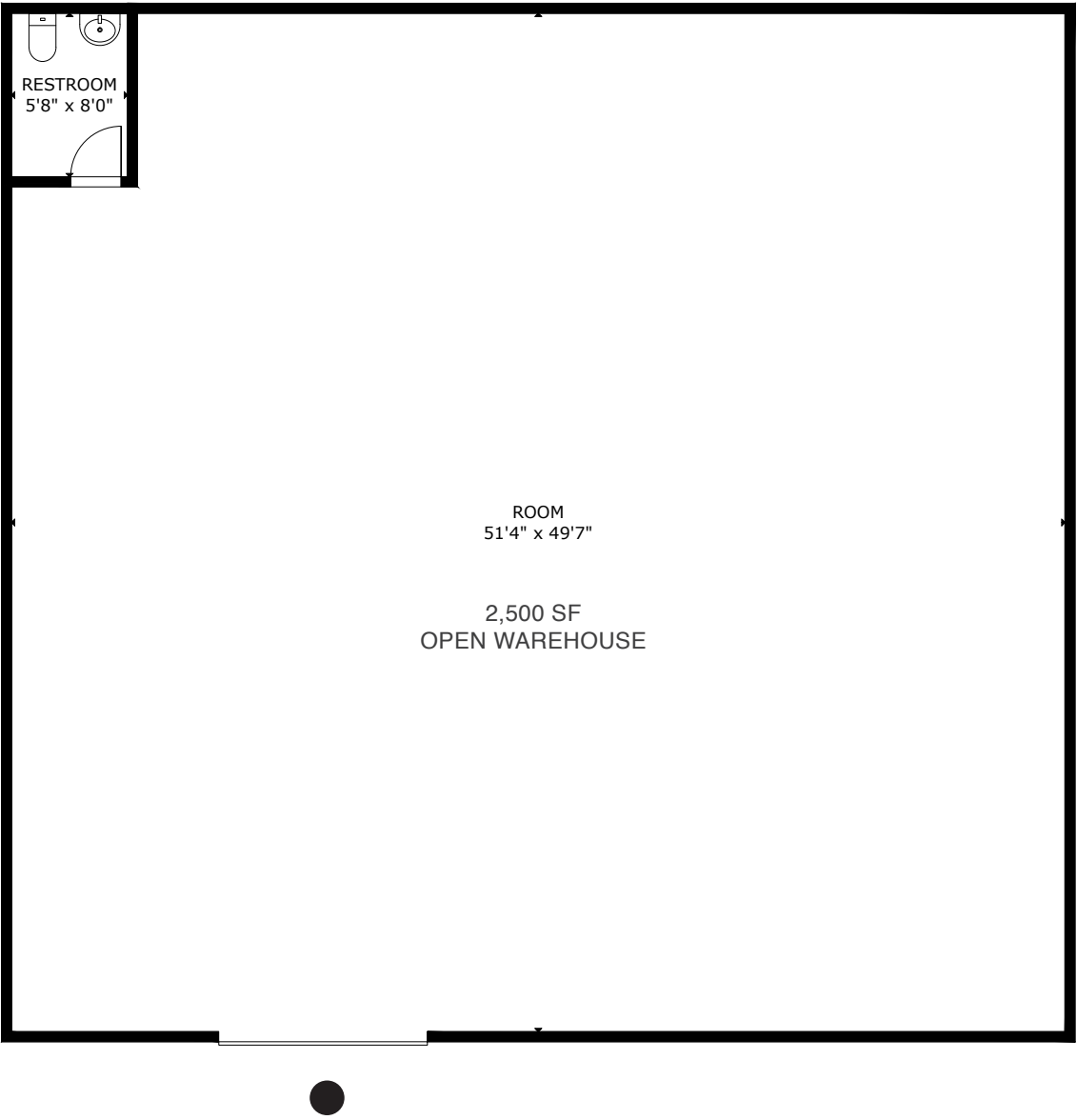


PHOTOS



SUITE 101

● GRADE LEVEL LOADING



FLOOR PLAN

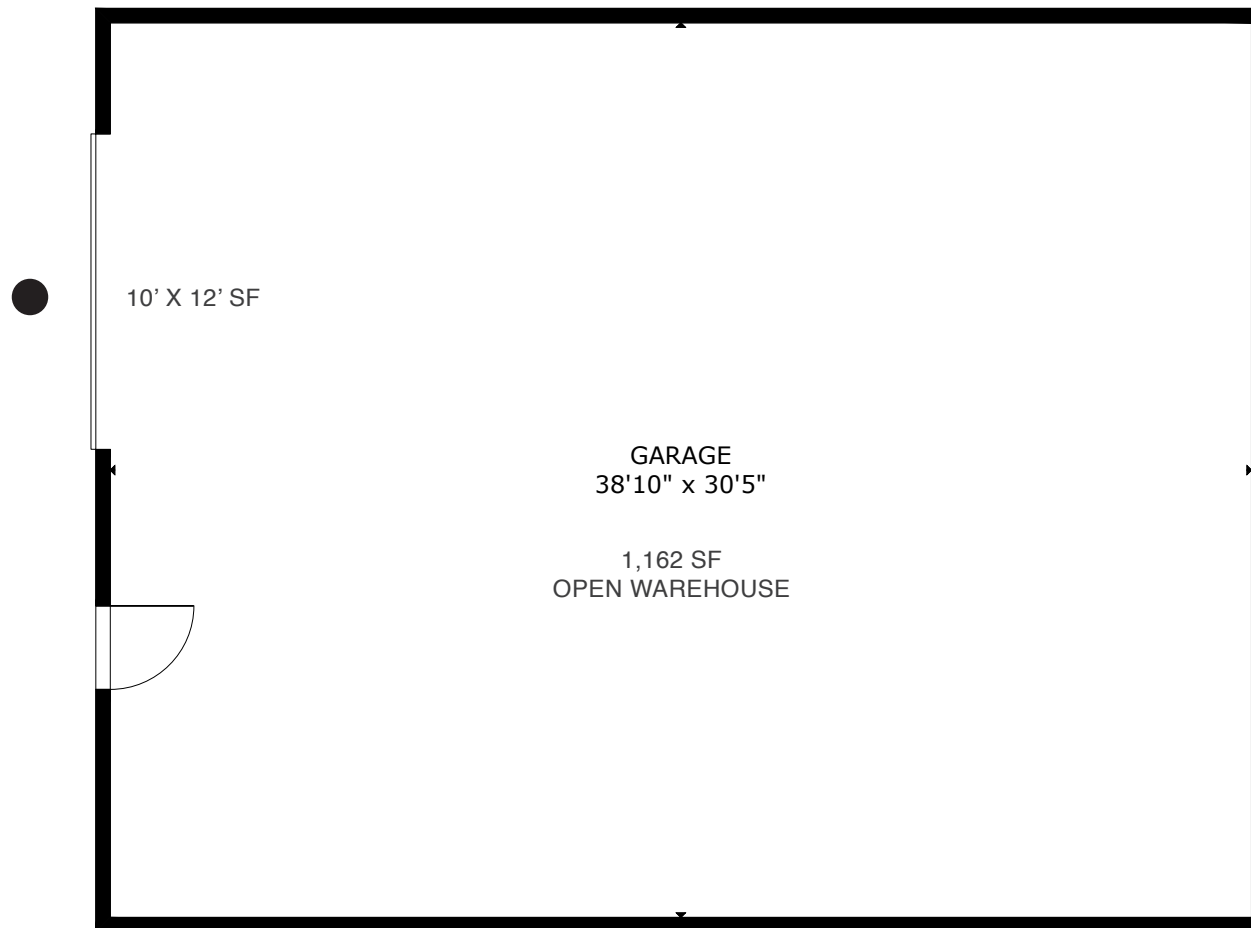
Suite 101



PHOTOS



SUITE 100



● GRADE LEVEL LOADING

FLOOR PLAN

Suite 100



PHOTOS



AREA MAP



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



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

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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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