

# RDE

## HANGER FOR SALE OR LEASE

Building ± 5,162 RSF

Land ± 11,151 SF

# 2221 W 1400 N CEDAR CITY, UT

FOR SALE/LEASE



**ROBERT D. ERICKSON**

re@industrypartners.com

CA BRE No. 01123601

310 709 9016

V071923

**LAND SF**

± 11,151 SF\*

\*20 year ground lease expiring Nov 21, 2041  
with five (5) five (5) year options to renew.

Annual ground lease rent is \$3,182.15

**BUILDING RSF**

Inclusive of approximately  
±1,444 RSF of highly improved  
mezzanine level

**SALE PRICE**

\$675,000

**LEASE RATE**

\$4,500/SF per Mo. NNN

**APN**

B-1253-0031-00BL

## Highly desirable hanger located within the Cedar City Airport

**FEATURES**

- Hangar in great condition with a full office and full bath in upstairs mezzanine (1,444 RSF).
- Lots of upgrades, 56' x 18' power hydraulic door with 16-18' clear height inside with the majority of the interior building having 18' inside clear height.
- Hangar is heated with efficient radiant natural gas.
- The hanger also has another 12x12 garage door for your toys.
- The hanger also has 1,000 of decking to view airport and surrounding mountains.
- Full RV hookups also on property.

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.





FOR SALE/LEASE

HANGER

2221 W 1400 N CEDAR CITY UT

INTERIOR PHOTOS







POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	1,501	29,846	40,557
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	470	9,959	13,466
INCOME	1-MILE	3-MILE	5-MILE
2020 Average HH Income	\$98,532	\$66,745	\$68,342

### Traffic Counts

STREET	ADT
Aviation Way	1,891
200 N	13,111

