



2168 W 1500 N St,
Cedar City, UT 84721

FOR
SALE

± 10,000 SF Airplane Hanger

Property Specs

SALE PRICE	\$1,195,000.00
TOTAL AVAILABLE	±10,000 SF
YEAR BUILT	2025
TAX ID	B-1253-0039-00BL
TYPE	Industrial Warehouse/Distribution

- New Construction 10,000/SF Airplane Hangar at the Cedar City Regional Airport.
- 100x100 with 70'x20' Schweiss Roll-up Door, 4'x14' Roll-up door and Two (2) man doors.
- Includes 1 finished bathroom.
- Land lease with Cedar City Corp to be assumed at closing.
- Lease term is 20 years with Five 5 year renewal options.
- Schedule a showing today and make this hangar your new aviation headquarters!



OR TEXT 23465 TO 39200

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

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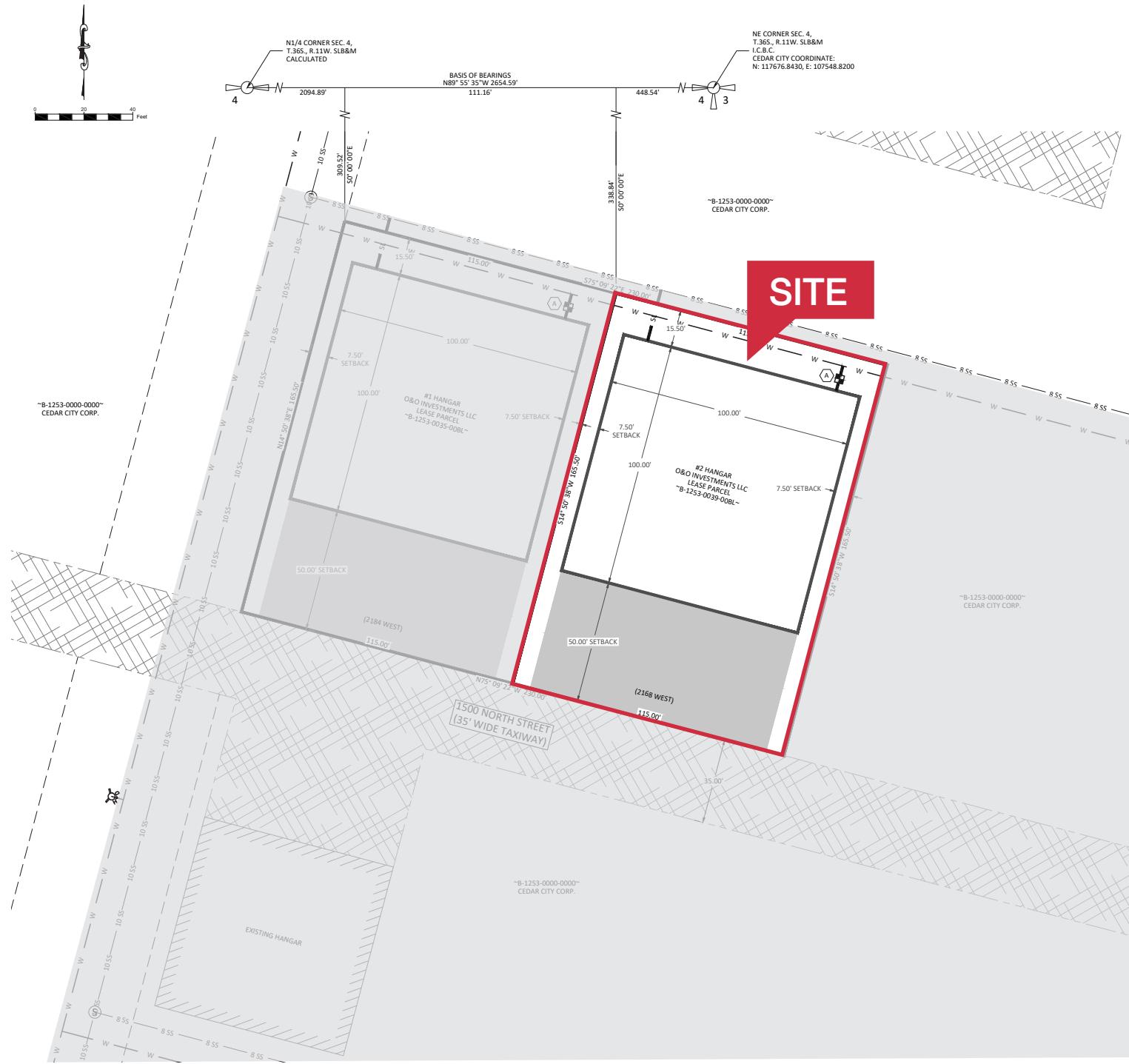


PHOTO

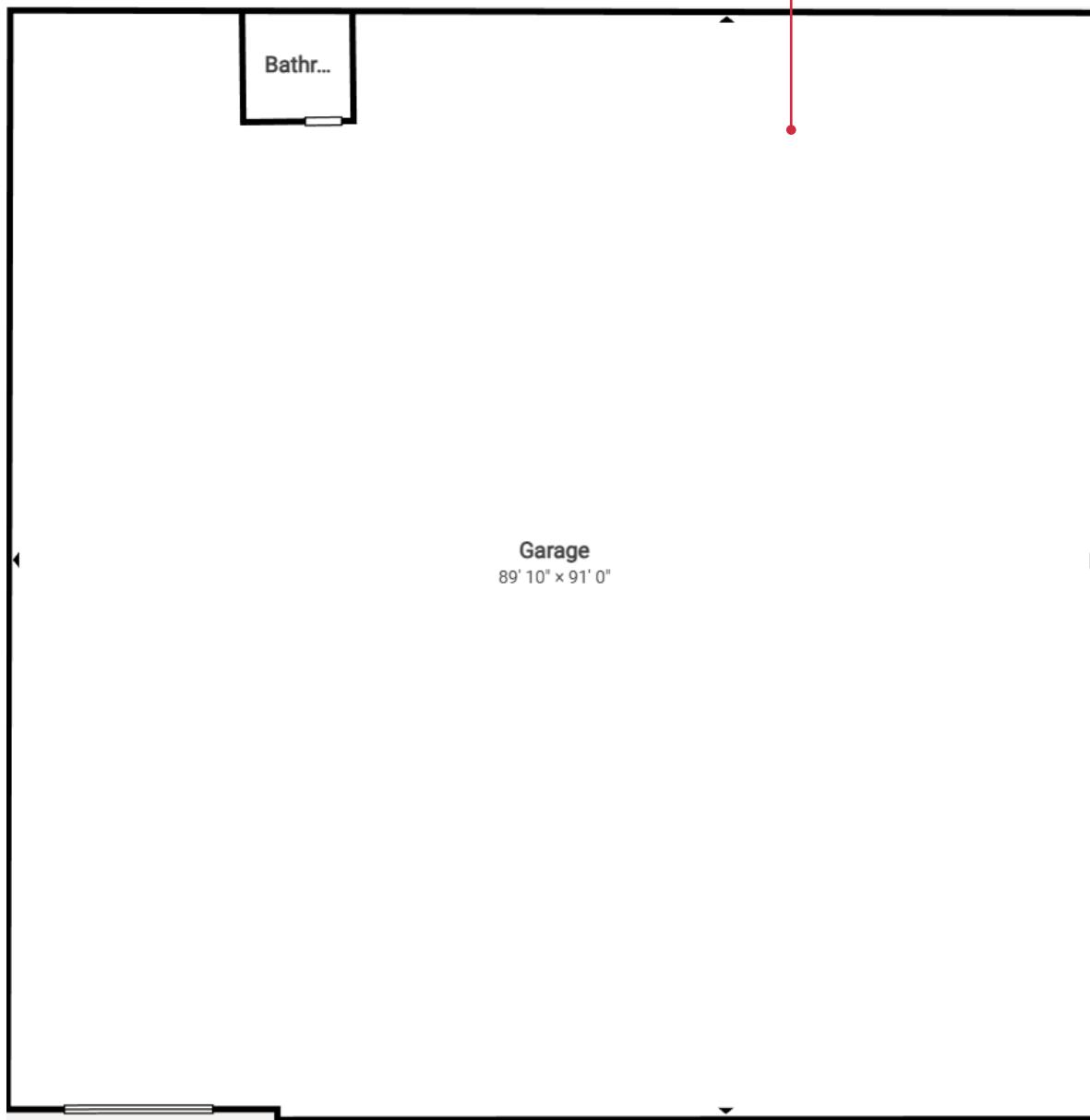


DATA SHEET





FLOOR PLAN





DEMOCRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	1,096	34,731	52,296
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	384	11,366	17,097
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$82,744	\$90,540	\$92,424

Traffic Counts

STREET

North Airport Road

Kitty Hawk Drive

AADT

7,682

2,030

TERMS & CONDITIONS

Terms and Conditions

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.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

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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