



690 N 5400 W
Bldg. 3 & 4
Cedar City, UT 84720

- New buildings to be completed by August 2025
- Features 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

FOR SALE

Property Specs

| | |
|--------------------|--|
| OFFERED PRICE | ± 2,500 SF \$462,500 ± 5,000 SF \$925,000 |
| BUILDING SIZE SF | ± 2,500 - 5,000 SF |
| LOT SIZE | ± 0.47 Acres |
| YEAR BUILT | 2025 |
| CLASS | A |
| TYPE | Industrial Office/Retail Warehouse |

- New BTS industrial buildings at Popular Port 15
- Total of 2 buildings, each ± 2,500-5,000 SF
- Buildings designed to have an optional demised wall
- Equipped with 3-phase power
- Fenced yard included
- Four 14' doors available. Front and Rear pull through
- Located near I-15, a market and truck-friendly fuel station is in development
- 20' ceiling height.
- Ability to add mezzanine
- Located in opportunity zone for tax savings. Call for details
- Additional lots are For Sale



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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SUMMARY

OPTION 1

| | | |
|---------------|-----------------|------------------|
| OFFERED PRICE | \$185/SF | \$925,000 |
|---------------|-----------------|------------------|

- Concrete floor
- Rough plumbing for second bath
- Fully asphalt lots
- Energy-efficient insulated walls and ceiling
- Three-phase electrical system in place
- Secure fenced yard for privacy

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
- Secure fenced yard for privacy
- 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
- Secure fenced yard for privacy
- Concrete floors

OPTION 4

| | |
|---------------|--------------------|
| OFFERED PRICE | \$1,200,000 |
|---------------|--------------------|

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

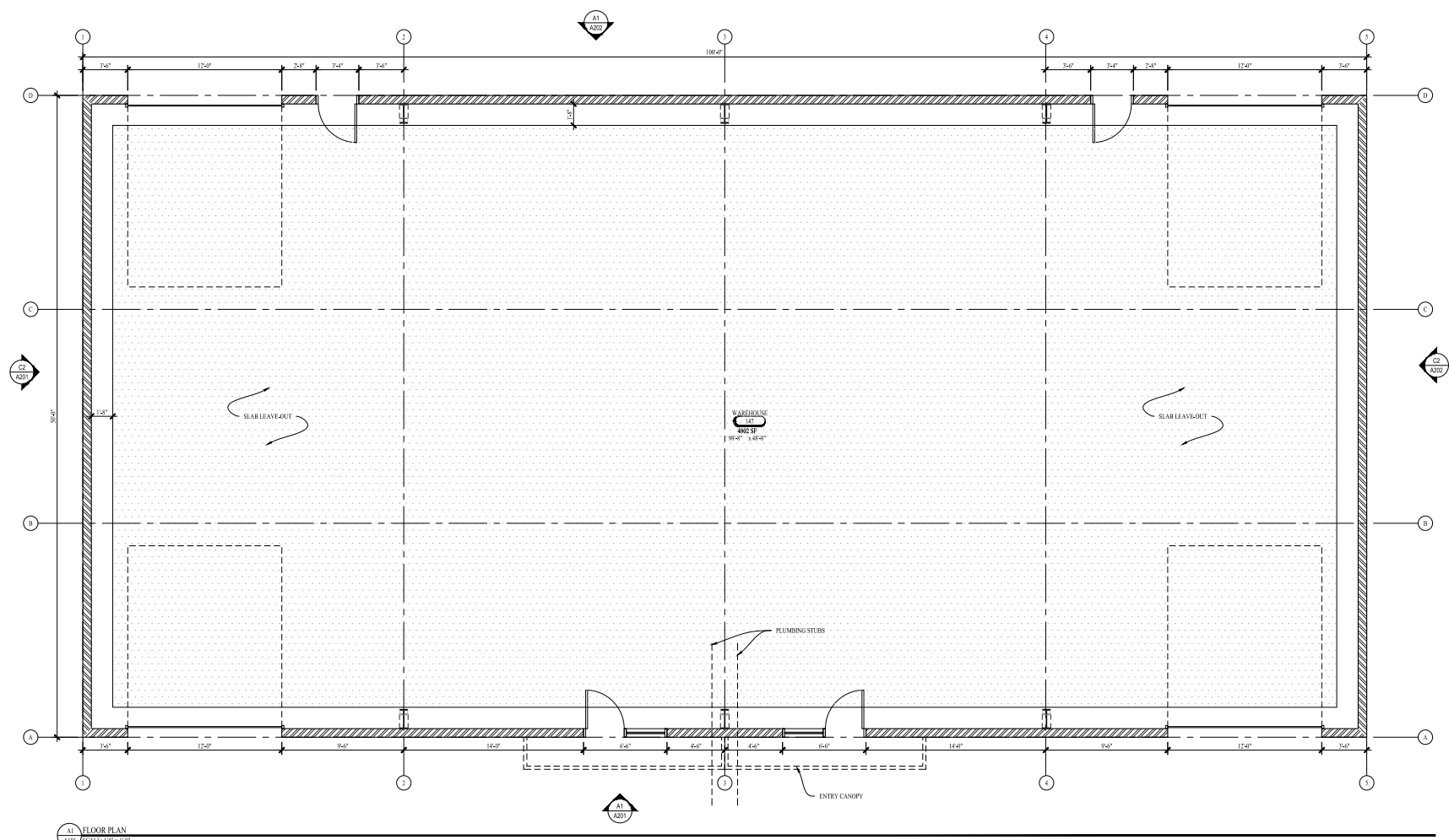
*Anything can be built to suite



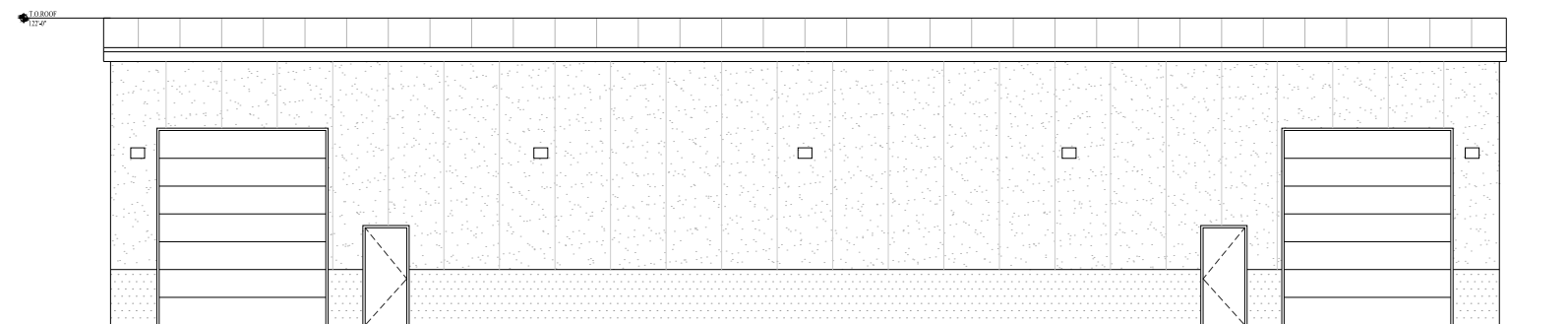
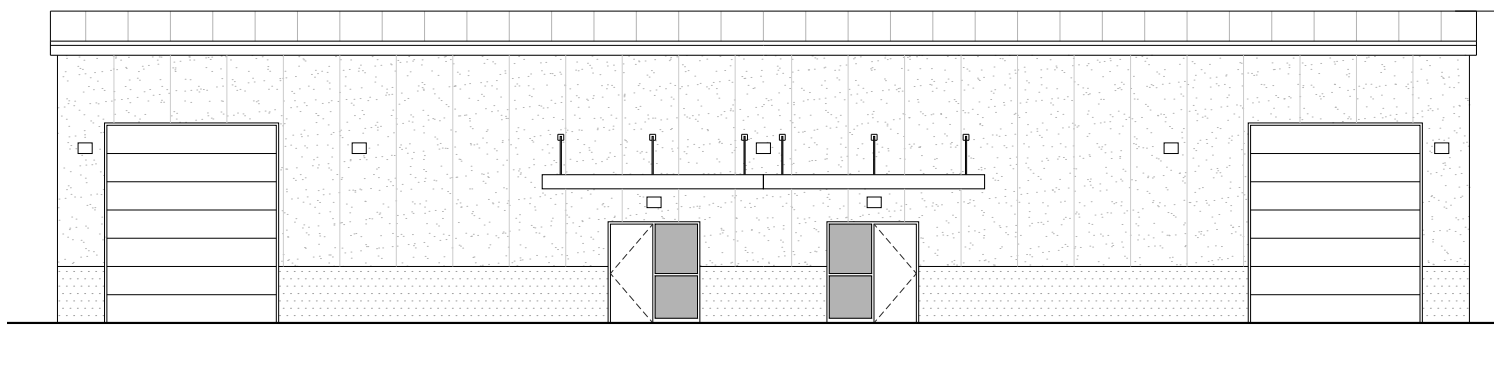
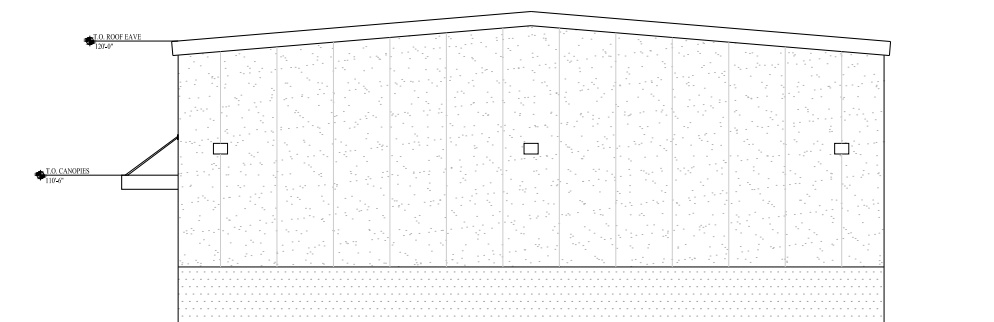
PHOTOS



FLOOR PLAN



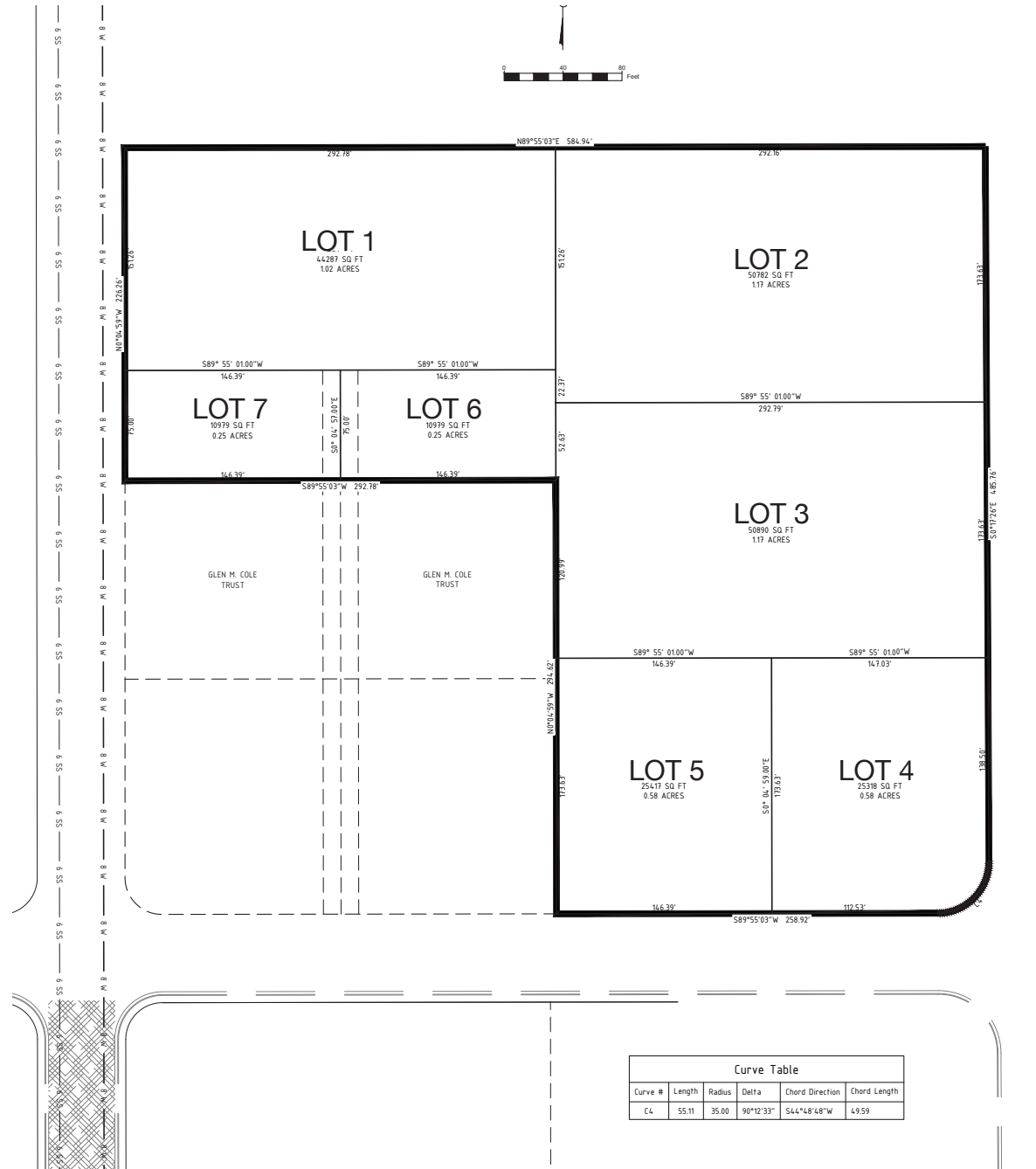
ELEVATIONS



SITE PLAN

LAND PRICES

| | |
|-------|-----------|
| LOT 1 | \$375,000 |
| LOT 2 | \$408,000 |
| LOT 3 | \$408,000 |
| LOT 4 | \$277,383 |
| LOT 5 | \$227,383 |
| LOT 6 | \$105,000 |
| LOT 7 | \$125,000 |



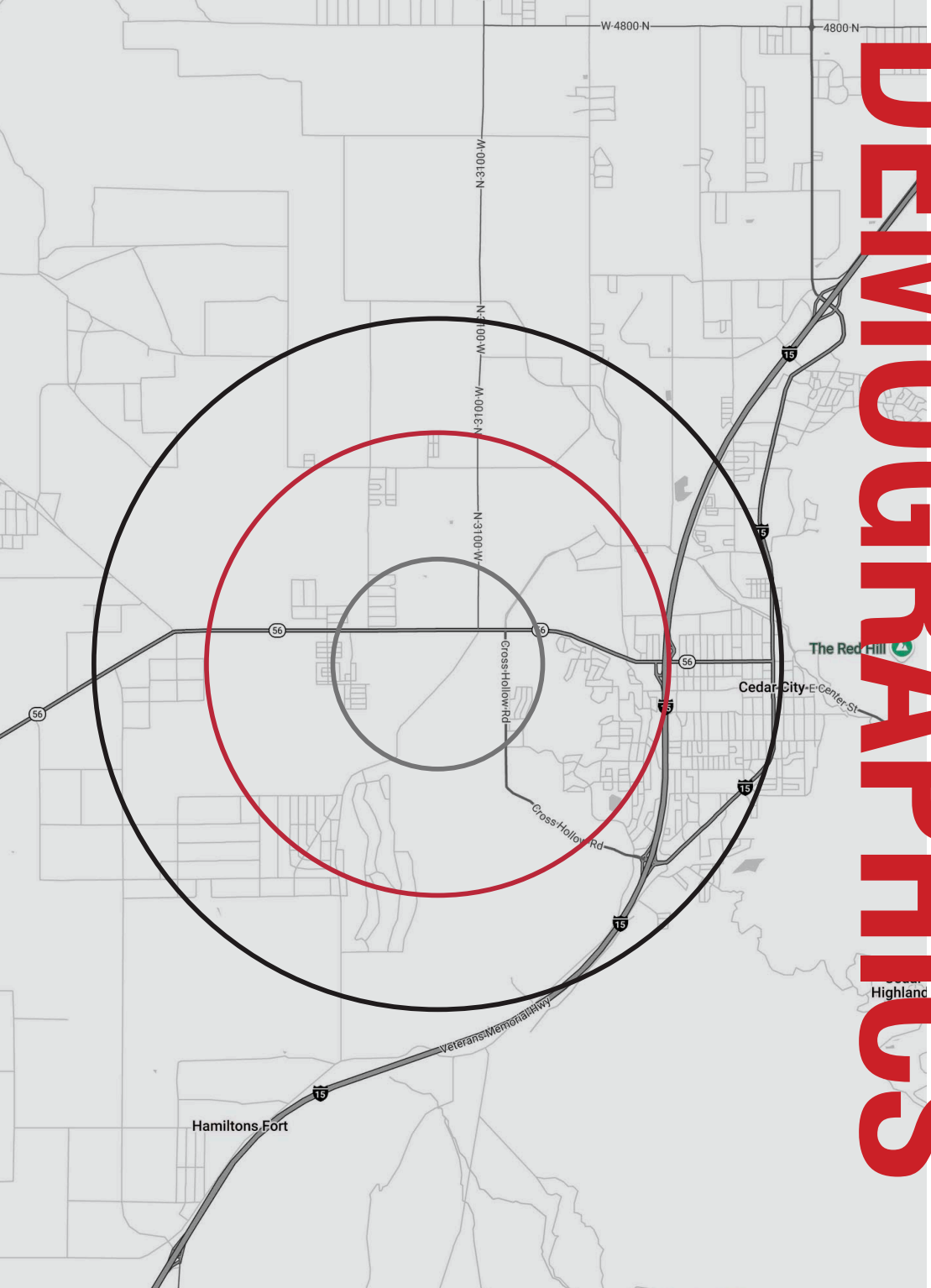
PRELIMINARY

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AREA MAP



Image © 2025 Airbus



DEMOGRAPHICS

| POPULATION | 1-mile | 3-mile | 5-mile |
|------------------------|-----------|-----------|----------|
| 2024 Population | 469 | 9,035 | 32,481 |
| HOUSEHOLDS | 1-mile | 3-mile | 5-mile |
| 2024 Households | 142 | 2,651 | 10,652 |
| INCOME | 1-mile | 3-mile | 5-mile |
| 2024 Average HH Income | \$114,968 | \$112,858 | \$89,865 |

Traffic Counts

| STREET | AADT |
|-----------------|-------|
| Hwy 56 | 4,200 |
| Iron Springs Rd | 2,800 |

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