

For Sale | Lease

9,388 SF

12.31 Acres

Fort Cedar Industrial
Building & Land



1450 W Industrial Rd

Cedar City, Utah 84720

Property Features

- 9,388 SF Building on .60 Acre
 - 8,894 SF Main Level
 - 494 SF Mezzanine
- 3 Vacant Building Pads:
 - (1) .66 Acre - \$125,000
 - (2) .29 Acre - \$90,000 (each)
- Parcel Along I-15
 - 10.47 Acres - \$300,000
- Tax ID#s:
 - B-1973-0003-0000, B-1973-0004-0000,
B-1973-0005-0000, B-1973-0006-0000,
B-0013-0000-0000



BUILDINGS	9,388 SF
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ACRES	12.31 AC
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For more information:

Jon Walter, CCIM

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f 435 627 5723 • jwalter@naiutahsouth.com

TOTAL SALE PRICE - \$850,000

LEASE PRICE - \$.35/SF NNN

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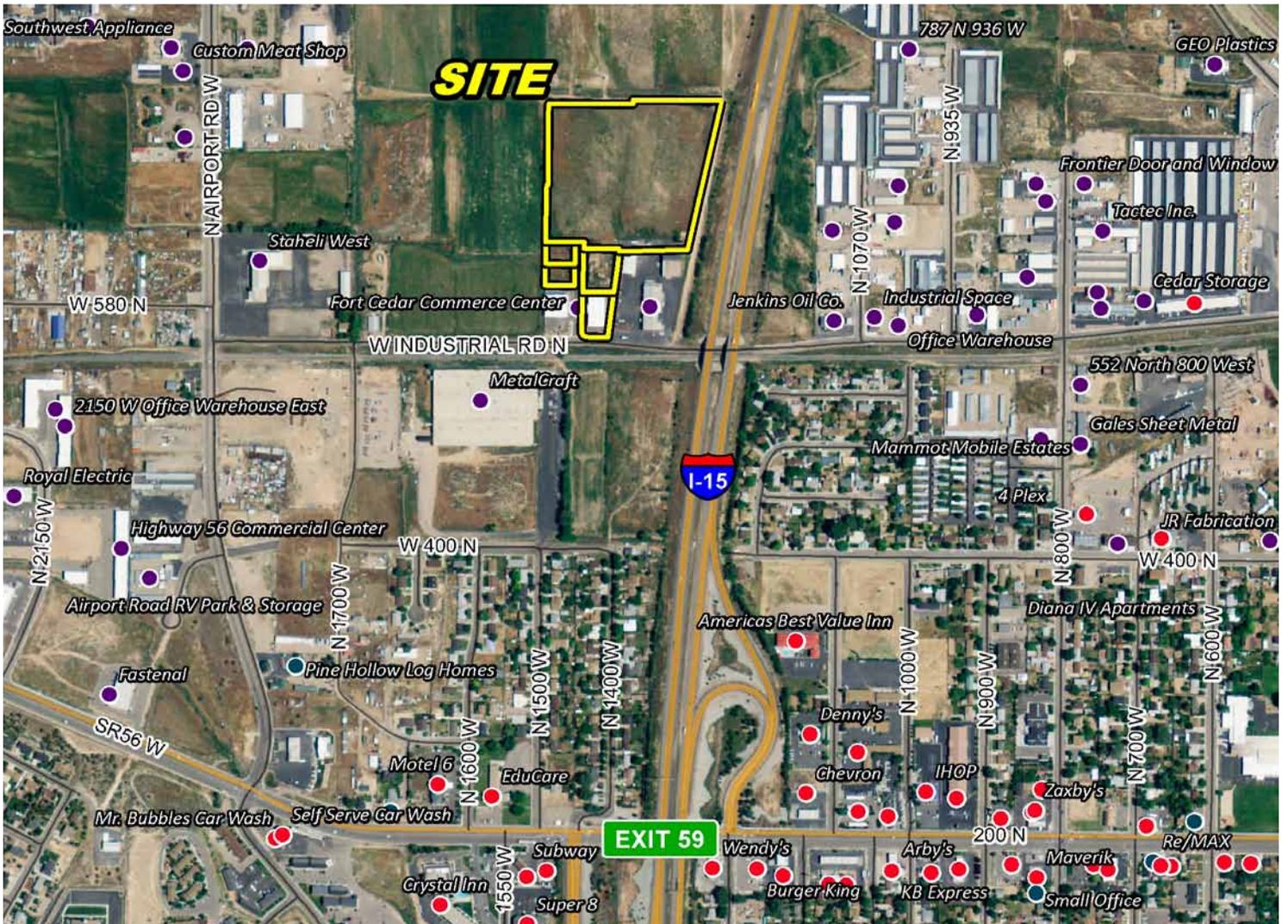
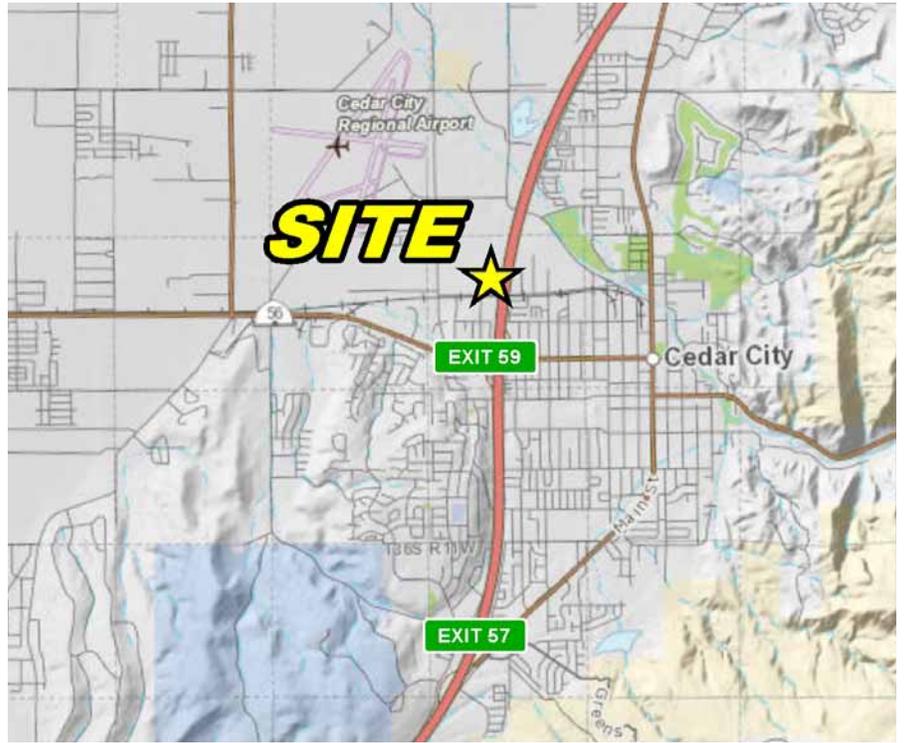
243 E St George Blvd, Suite 200

St George, Utah 84770

t 435 628 1609

naiutahsouth.com

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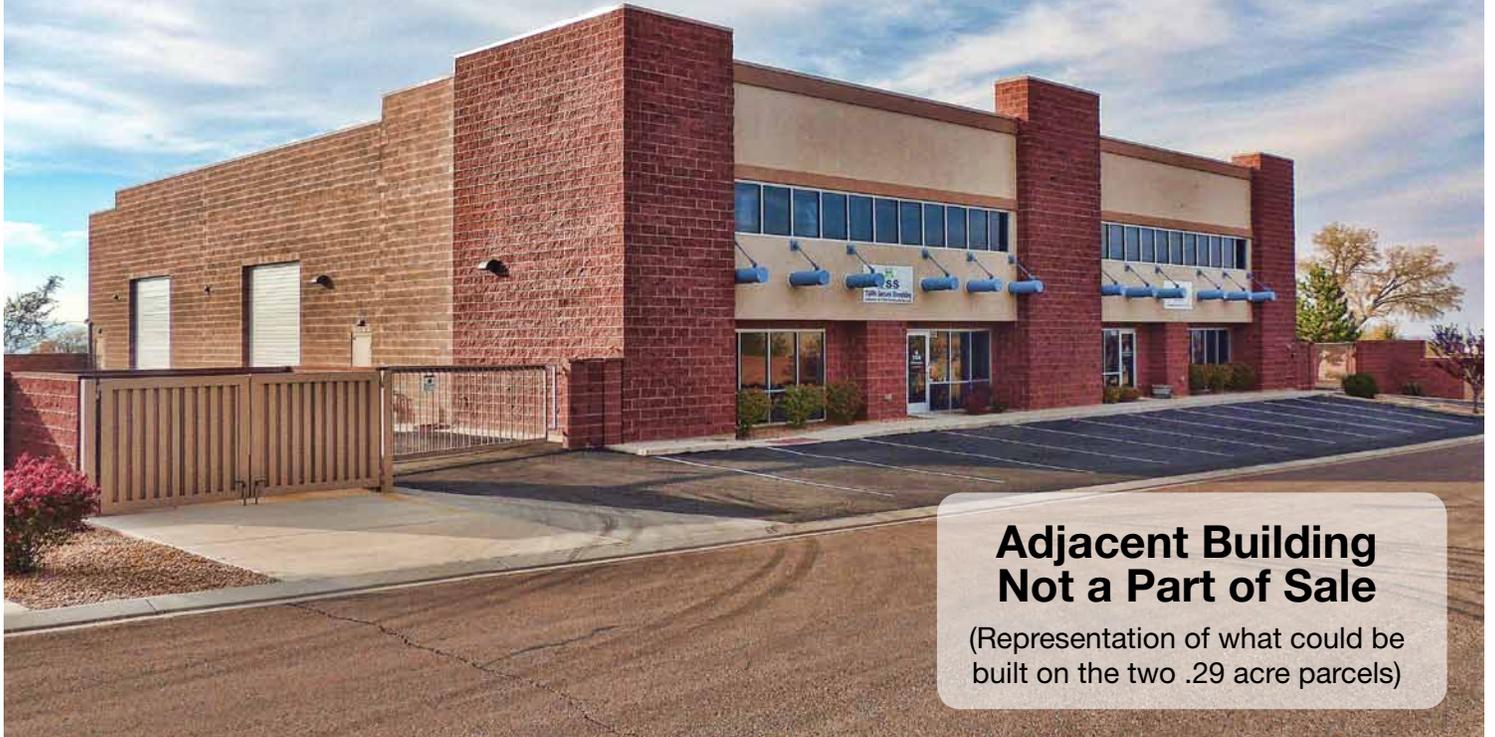


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**Adjacent Building
Not a Part of Sale**

(Representation of what could be
built on the two .29 acre parcels)





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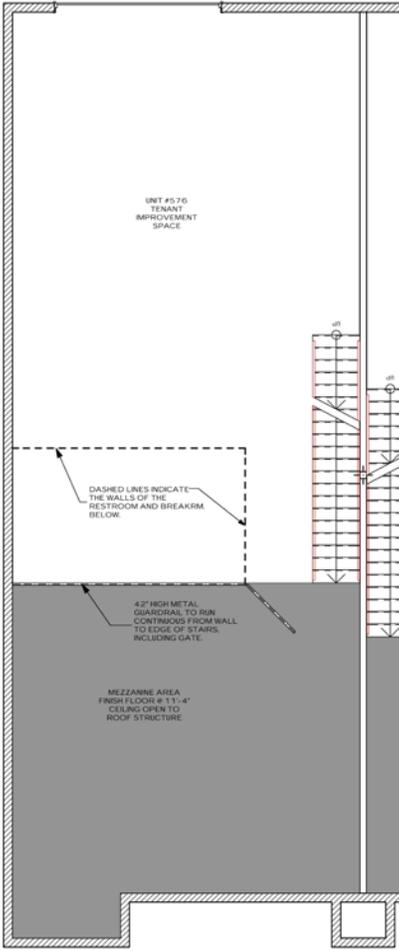


**.66
Acres**

.29 Acres

.29 Acres

10.47 Acres



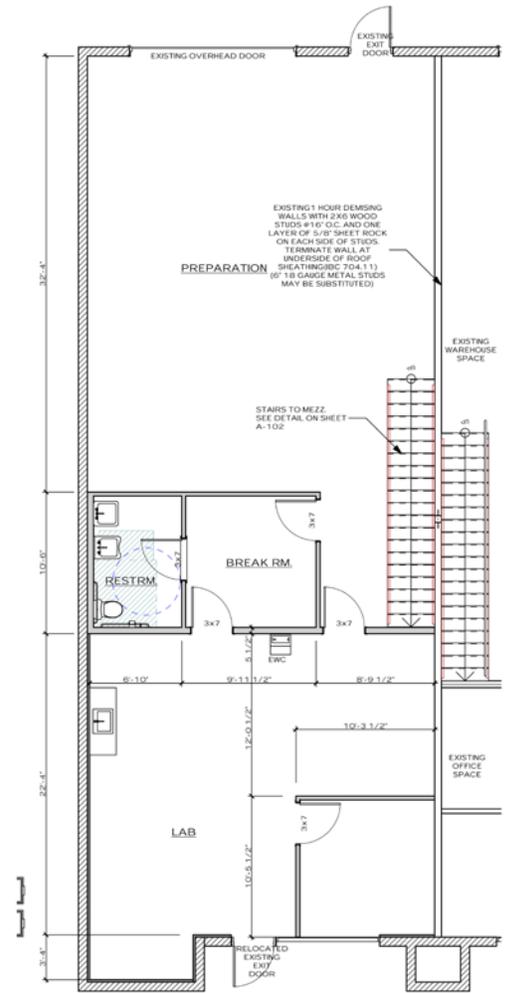
MEZZANINE FLOOR PLAN

SCALE: 1/4" = 1'-0"



MAIN FLR FURN. & EQUIP. PLAN

SCALE: 1/4" = 1'-0"



MAIN FLOOR DIM. PLAN

SCALE: 1/4" = 1'-0"



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1450 W Industrial Rd
Cedar City, Utah

SUU

Brian Head

Cedar City

Driving Distance to Major Cities from Property

SALT LAKE CITY, UT 256 miles

LAS VEGAS, NV 175 miles

DENVER, CO 592 miles

LOS ANGELES, CA 444 miles

SAN FRANCISCO, CA 754 miles

PHOENIX, AZ 395 miles

Location Information

IRON COUNTY was originally named Little Salt Lake Valley, and renamed for the iron mines west of Cedar City. Cedar City has earned the distinction of being Festival City, USA due to the incredible theatrical and cultural offerings, like the Utah Shakespearian Festival, Neil Simon festival, American Children's Christmas Festival and the Cedar City Livestock Fest.

Southern Utah University is a dynamic teaching and learning community inspired by its unique natural surroundings. As Utah's designated public liberal arts and sciences university, SUU engages students in a personalized and rigorous experiential education, empowering them to be productive citizens, socially responsible leaders, and lifelong learners. SUU currently houses four colleges and two professional schools.

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- POPULATION: Iron County - 43,424
- ECONOMY: Median Income - \$39,914 / Cost of Living Index - 93.5 / Median age - 24.2
- HOUSING: Median house value of \$220,705

[CLICK HERE FOR MORE INFORMATION](#)

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