

CEDAR CITY INDUSTRIAL SPACE

593 N 1450 W, Cedar City, UT 84720



EXECUTIVE SUMMARY



LEASE RATE **\$1.05 SF/MONTH**

OFFERING SUMMARY

Available SF:	6,150 SF
Lease Rate:	\$1.05 SF/month (NNN)
Year Built:	2008
Building Size:	6,150 SF
Zoning:	I&M-1

LOCATION OVERVIEW

Take I-15 Exit 59, West on Highway 56. Turn right on Airport Rd, right on Industrial Rd, left on 1450 W. Nearly adjacent to I-15.

For More Information:

TRAVIS PARRY, SIOR
435.359.4901
travis@linxcre.com

PROPERTY OVERVIEW

Fantastic lease space just off I-15. Masonry built building with 3 phase power, generous clear height, multiple large rollup doors with a private, paved, fenced yard.

PROPERTY HIGHLIGHTS

- 6,150sf
- --3,900sf of warehouse
- --1,125sf office
- --1,125sf upper level office
- 2 x 12'x14' doors
- 225A 120/208 3 Phase power
- 3 offices, lobby, 2 restrooms in main office area
- Private, fenced, paved yard
- Sprinkled space
- 1 swamp, 1 heater in warehouse



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ADDITIONAL PHOTOS



Front



Private Fenced Paved Yard

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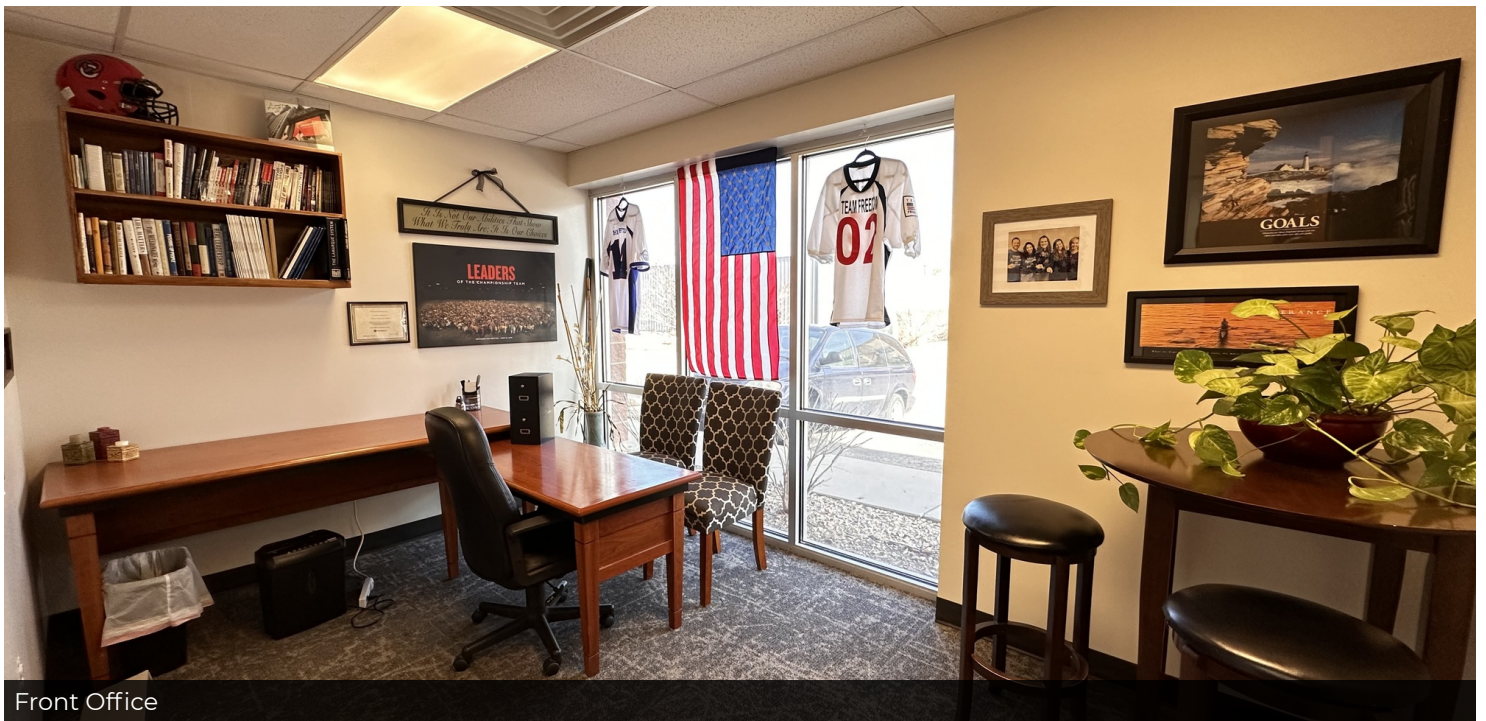
593 N 1450 W, Cedar City, UT 84720



ADDITIONAL PHOTOS



Front Lobby



Front Office

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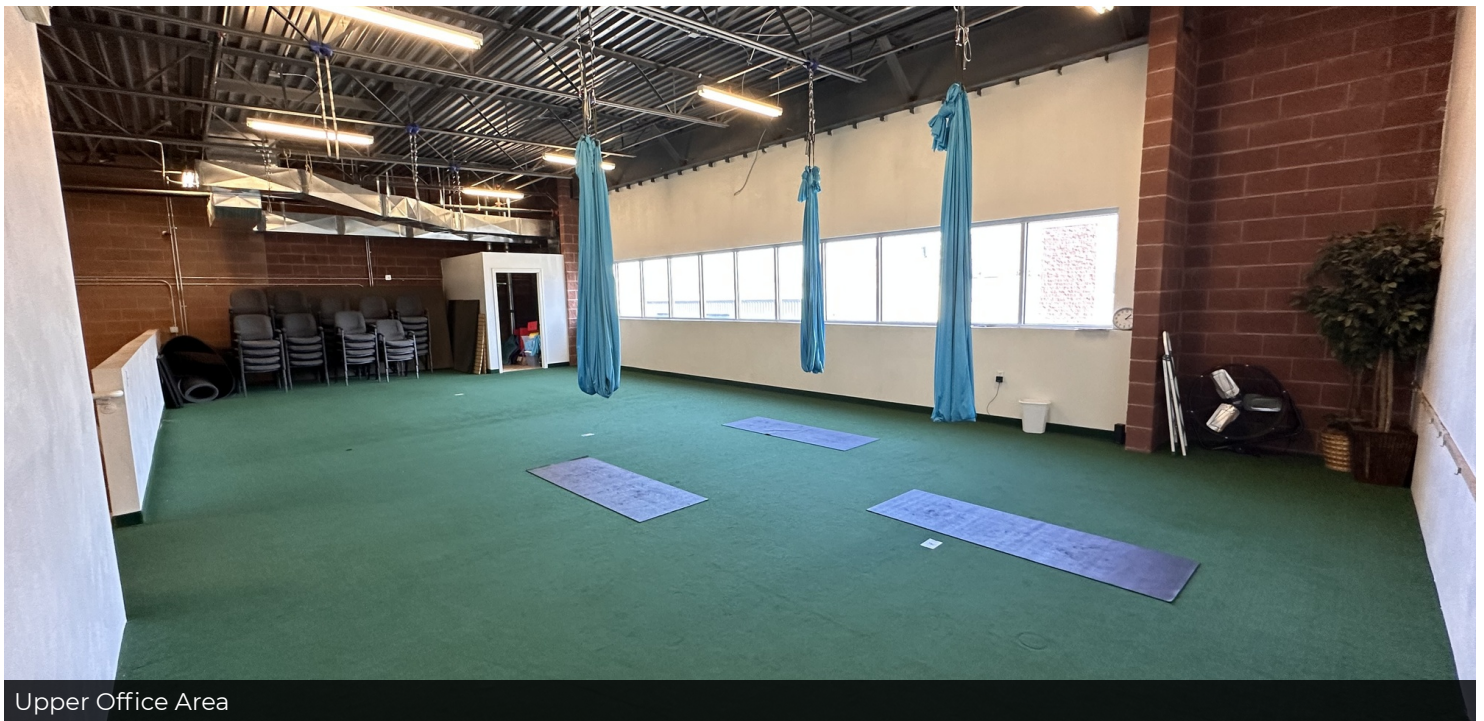


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ADDITIONAL PHOTOS



Warehouse



Warehouse

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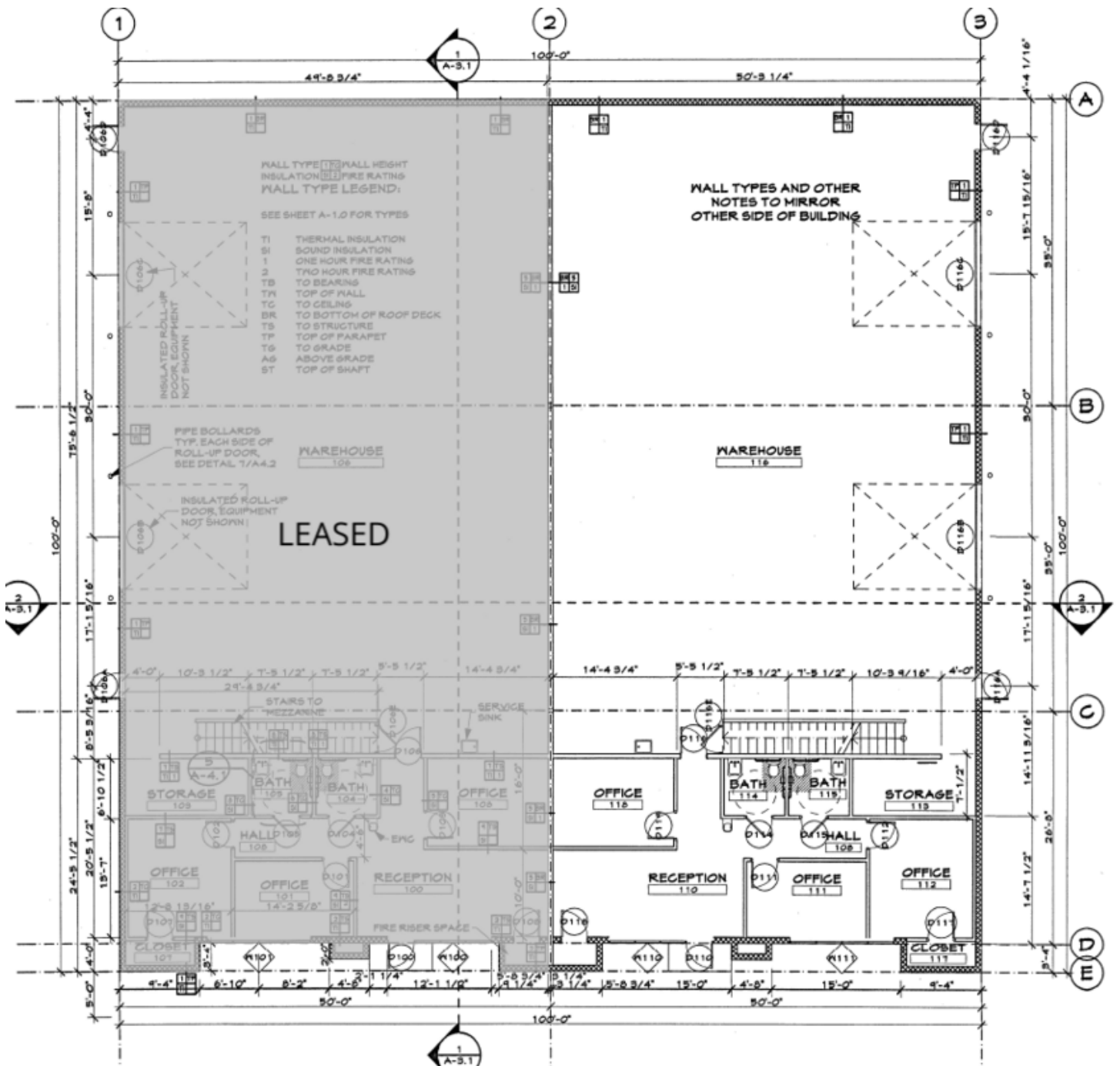


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FLOOR PLANS



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LOCATION MAP



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For More Information:

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