



2211 West 580 North
Cedar City, UT 84721

±6,008 SF Available

Property Specs

SALE PRICE	\$649,000
BUILDING SIZE SQFT	±6,008
TOTAL ACREAGE	±0.62 Ac
YEAR BUILT	2022
TYPE	Industrial Warehouse/Distribution
ZONING	I&M

- Hard to find storage units for sale.
 - Bldg 1 24'x22'
 - Bldg 2 18'x20'
 - Bldg 3 128'x40'
- Can be rented as storage units or work space.
- Two Connex boxes on site are included
- Lot's of yard space to fit your needs
- Can be used for light warehouse, RV storage, or Boat Storage.
- Located in the heart of the industrial area near 200 North and I-15.



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

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SUMMARY



PHOTOS



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	9,288	37,474	47,665
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	3,184	12,604	15,767
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$67,610	\$90,178	\$92,567

Traffic Counts

STREET	AADT
North Main Street	20,570
Veterans Memorial Highway	36,152

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.

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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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