



**FOR SALE**

260 DL Sargent Dr B  
Cedar City, UT 84721

**± 11,202 SF Warehouse**

## Property Specs

SALE PRICE	<b>\$1,850,000</b>
TOTAL IMPROVEMENTS	<b>± 11,112 SF</b> Suite 102   ± 6,096 SF Suite 101   ± 2,500 SF Suite 100   ± 1,196 SF Storage   ± 1,320 SF
LOT SIZE	<b>± 0.65 Acres</b>
YEAR BUILT	<b>2005</b>
TYPE	<b>Industrial   Warehouse</b>

### Property Overview

This versatile industrial property is ideally located near Cedar City's North I-15 Interchange, offering excellent regional access. The site features multiple income-producing components, including two functional suites within the main building, a standalone warehouse, and seven storage units, providing built-in revenue streams and long-term flexibility.

Recent upgrades enhance efficiency and usability, with LED lighting throughout interior and exterior areas, insulated overhead doors, and automatic openers. The high-utility, flexible layout is well suited for a wide range of industrial users, including distribution, fabrication, and service operations.

Situated in a growing regional market, this property presents a compelling opportunity for owner-users or investors seeking adaptable industrial space that combines operational efficiency with reliable income potential.

### Suite #102 | ± 6,096 SF

Suite 102 includes a finished two-level office and an open warehouse with HVAC, gas heat, evaporative cooling, fiber internet, and CAT5 wiring. Features include three powered 12' x 16' overhead doors, a covered loading dock, and two restrooms.

### Suite #101 | ± 2,500 SF

Suite 101 offers an open warehouse layout with one powered 12' x 16' overhead door and a man door. The suite includes gas heat, air conditioning, fiber internet, CAT5 wiring, and one restroom—ideal for smaller operators or rental income.

### Suite #100 | Stand-Alone Warehouse

This independent warehouse includes a powered 10' x 12' overhead door, gas heating, a connected RV carport, and a CAT5 connection from the main building. Suitable for shop use, storage, or additional rental income.

### Storage Units

Seven storage units totaling ±1,320 SF for added income potential.

### BOMA Verification Note

BOMA verification is recommended for all suites and storage units.



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# SUITE 102



# FLOOR PLAN

Suite 102

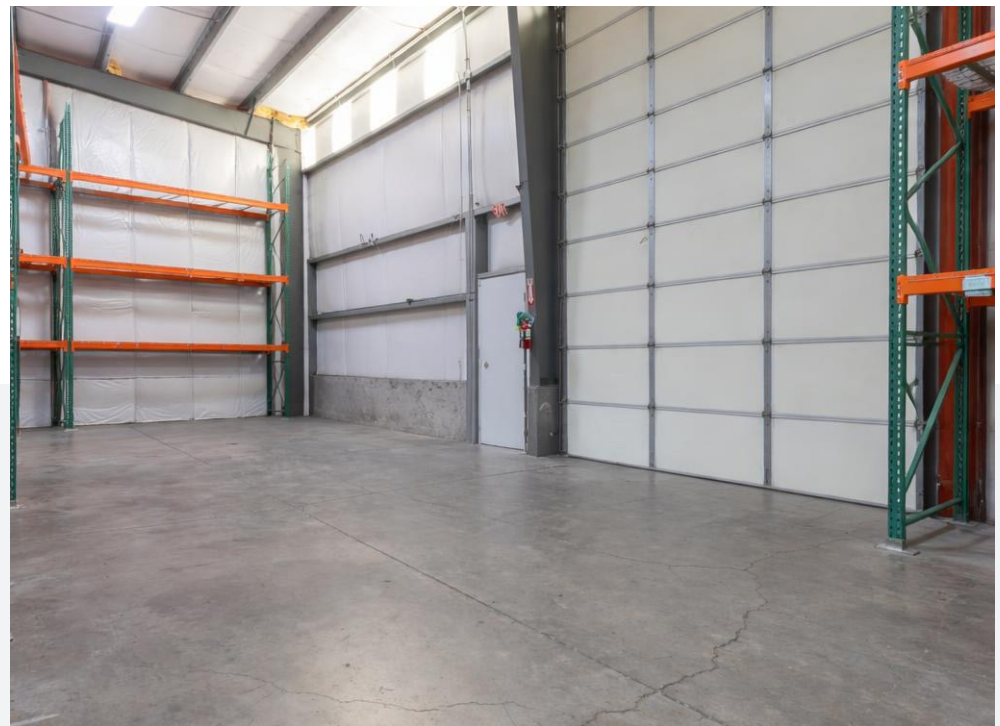


PHOTOS



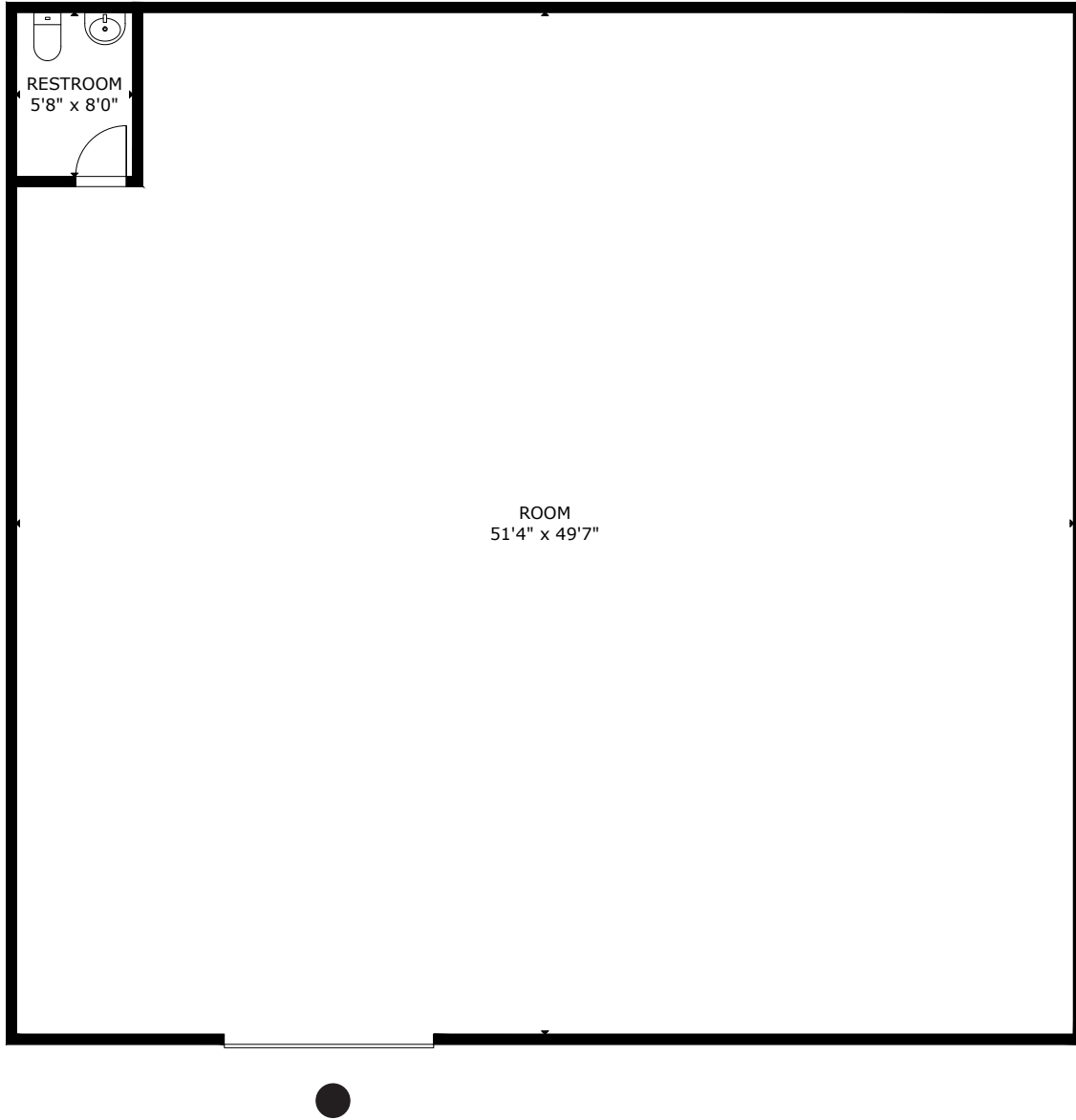


PHOTOS



# SUITE 101

● GRADE LEVEL LOADING



# FLOOR PLAN

Suite 101

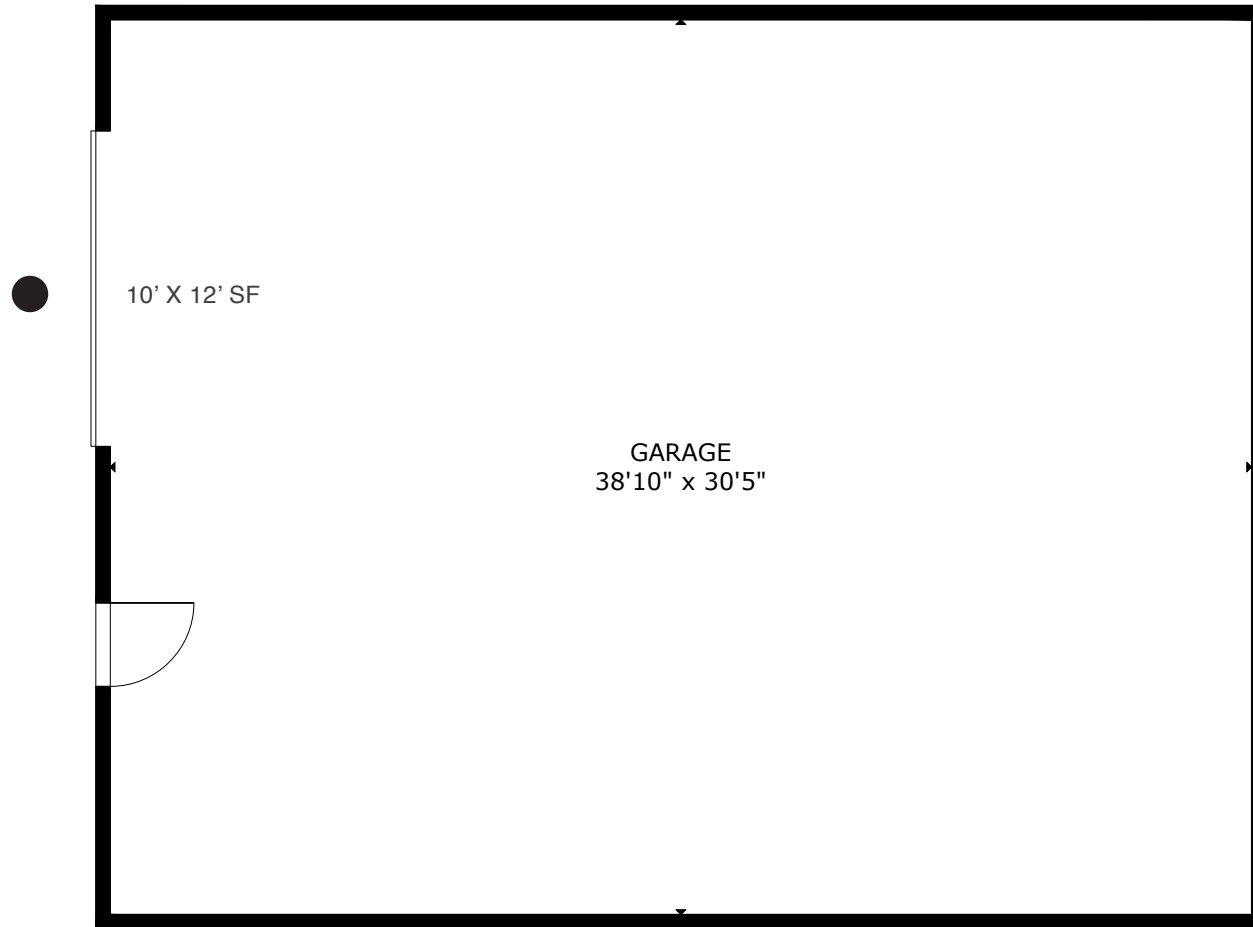


PHOTOS



# SUITE 100

# FLOOR PLAN



● GRADE LEVEL LOADING

Suite 100



PHOTOS



Storage



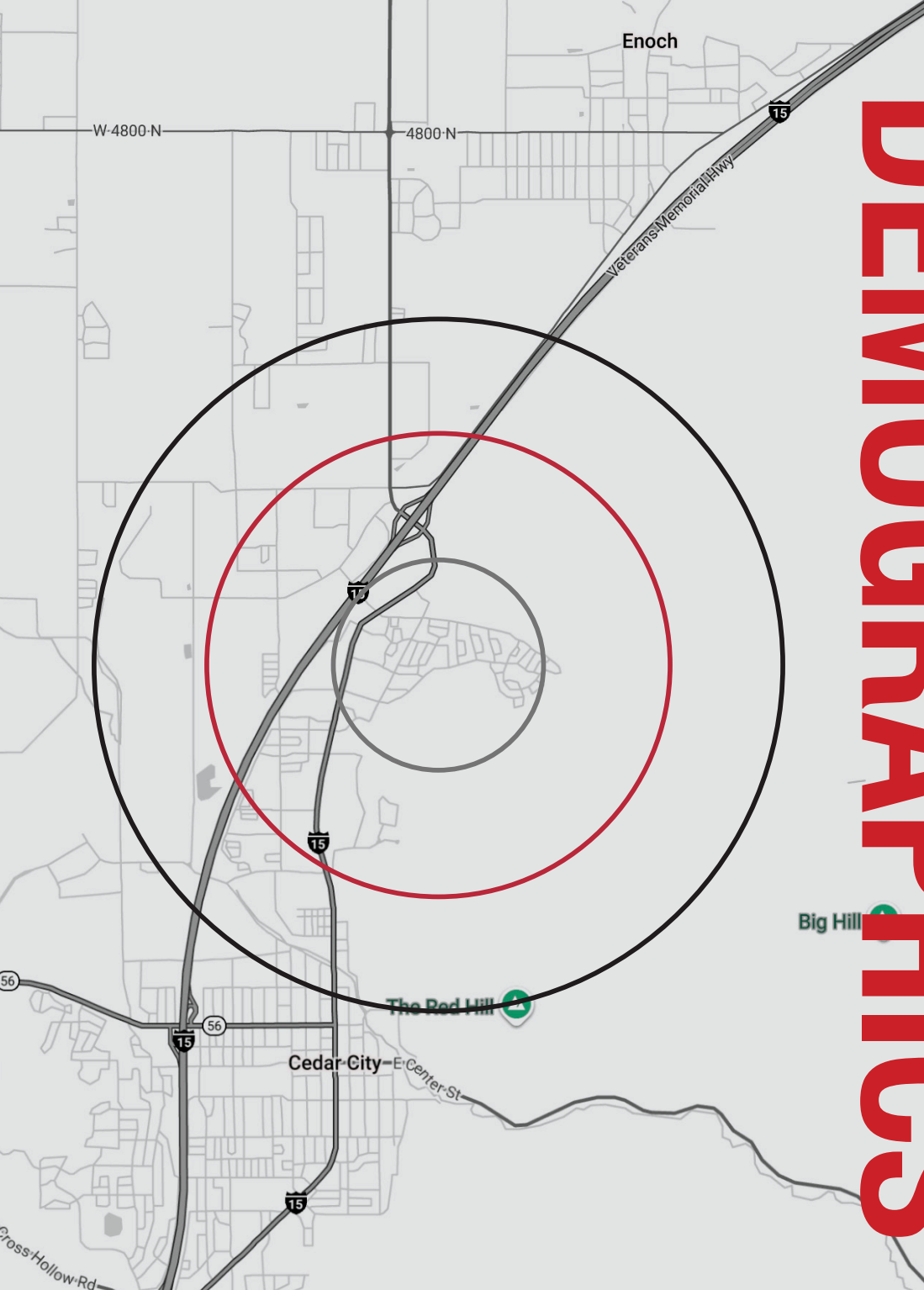
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# AREA MAP



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



# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	7,130	25,949	52,780
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	2,311	8,648	17,032
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$87,797	\$80,985	\$90,638

## Traffic Counts

STREET	AADT
North Main Street	27,494
Nichols Canyon Rd	24,814

# 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

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