

FOR SALE

3.536 ACRES

PRIME INDUSTRIAL LAND

2443 W 850 N
CEDAR CITY, UTAH

PARCEL: B-0966-0010-0000 | ZONED: I&M-1

IDEAL FOR INVESTORS & OWNER-USERS

A premium industrial parcel in a high-growth corridor—ready for your next project. Level, utility-ready and zoned for a wide range of industrial uses.



PERFECT FOR BUILD-TO-SUIT, EXPANSION OR INVESTMENT
FLEXIBLE ZONING. PRIME LOCATION. UNMATCHED POTENTIAL.



AN OUTSTANDING OPPORTUNITY FOR BOTH INVESTORS AND OWNER-USERS

Whether you're looking to build your own facility or invest in a high-demand industrial market, this parcel delivers.

IDEAL FOR AN OWNER-USER OR AN INVESTOR

This 3.536-acre industrial parcel is strategically located near major developments, Cedar City Airport, Hwy 56 and I-15. With level topography, utilities in the street, and I&M-1 zoning, it's ready for immediate planning and development—ideal for both owner-users and investors seeking long-term value.



3.536 ACRES

Level and ready for site prep.



ZONING: I&M-1

Industrial & Manufacturing. Accommodates a wide range of uses including light manufacturing, warehousing, distribution, and flex-space.



UTILITIES IN THE STREET

All essential utilities are located directly in the street, significantly reducing off-site improvement costs and accelerating your development timeline.



PRIME LOCATION

Quick access to major transport arteries, ensuring seamless logistics for regional distribution.



HIGH-GROWTH CORRIDOR

As Southern Utah continues to see unprecedented industrial demand, this shovel-ready parcel offers exceptional long-term value for investors and owner-users alike.

ACCT# 0493957 B-0966-C0010-0000		B-0966-0014-0000 CEDAR CITY CORPORATION	
N89°20'40"E 124.07'	S89°51'30"W 141.05'	N89°20'40"E 331.20'	N89°20'40"E 157.70'
S89°51'36"W 141.05'	2435 W 240' (R.C.M.)	ACCT# 0493960 B-0966-0010-0000 251252 BARLOW L L C 3.536 AC	ACCT# 04939 B-0966-0009-0 DAISY L L C 1.69 AC
N89°11'30"E 124.06'			NWNE
S00°51'38"W 118.86'	S89°19'02"W 333.07'	S89°41'03"W 157.73'	N89°41'03"E 996.12'
N89°41'03"E 996.12'			
PERFECT FOR			
 WAREHOUSING & DISTRIBUTION Great for owner-users or investors.	 LIGHT MANUFACTURING Ideal for production or assembly.	 FLEX-SPACE & INDUSTRIAL PARKS Attractive for both investors and owners.	 OWNER-USER FACILITIES Build your facility or add to your investment portfolio.
STRONG FUNDAMENTALS. FLEXIBLE USES. LASTING VALUE. A rare opportunity that works for both today's operators and tomorrow's investors.			

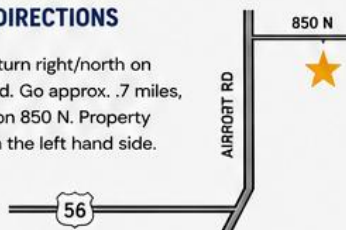
LOCATION ADVANTAGES

- ✓ Near Cedar City Airport (CDC)
- ✓ Minutes to Hwy 56 & I-15
- ✓ Access to skilled workforce
- ✓ Surrounded by growing industrial and commercial activity



DIRECTIONS

Hwy 56, turn right/north on Airport Rd. Go approx. .7 miles, turn left on 850 N. Property will be on the left hand side.



A SMART CHOICE FOR INVESTORS AND OWNER-USERS

Don't miss this shovel-ready industrial parcel in one of Southern Utah's most promising industrial corridors.



JAMES CERENZIE
Agent / Owner

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