



FOR LEASE

260 DL Sargent Dr B
Cedar City, UT 84721

±10,966 SF Warehouse

Property Specs

This versatile industrial property is ideally located near Cedar City's North I-15 Interchange, offering excellent regional access.

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.

LEASE RATE	Suite 102 \$1.15 PSF MG Suite 101 \$1.05 PSF MG
TOTAL SF	Suite 102 ± 6,096 SF Suite 101 ± 2,500 SF
LOT SIZE	± 0.65 Acres
YEAR BUILT	2005
TYPE	Industrial Warehouse

● 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.



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

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- GRADE LEVEL LOADING
- DOCK HIGH LOADING



Suite 102



PHOTOS



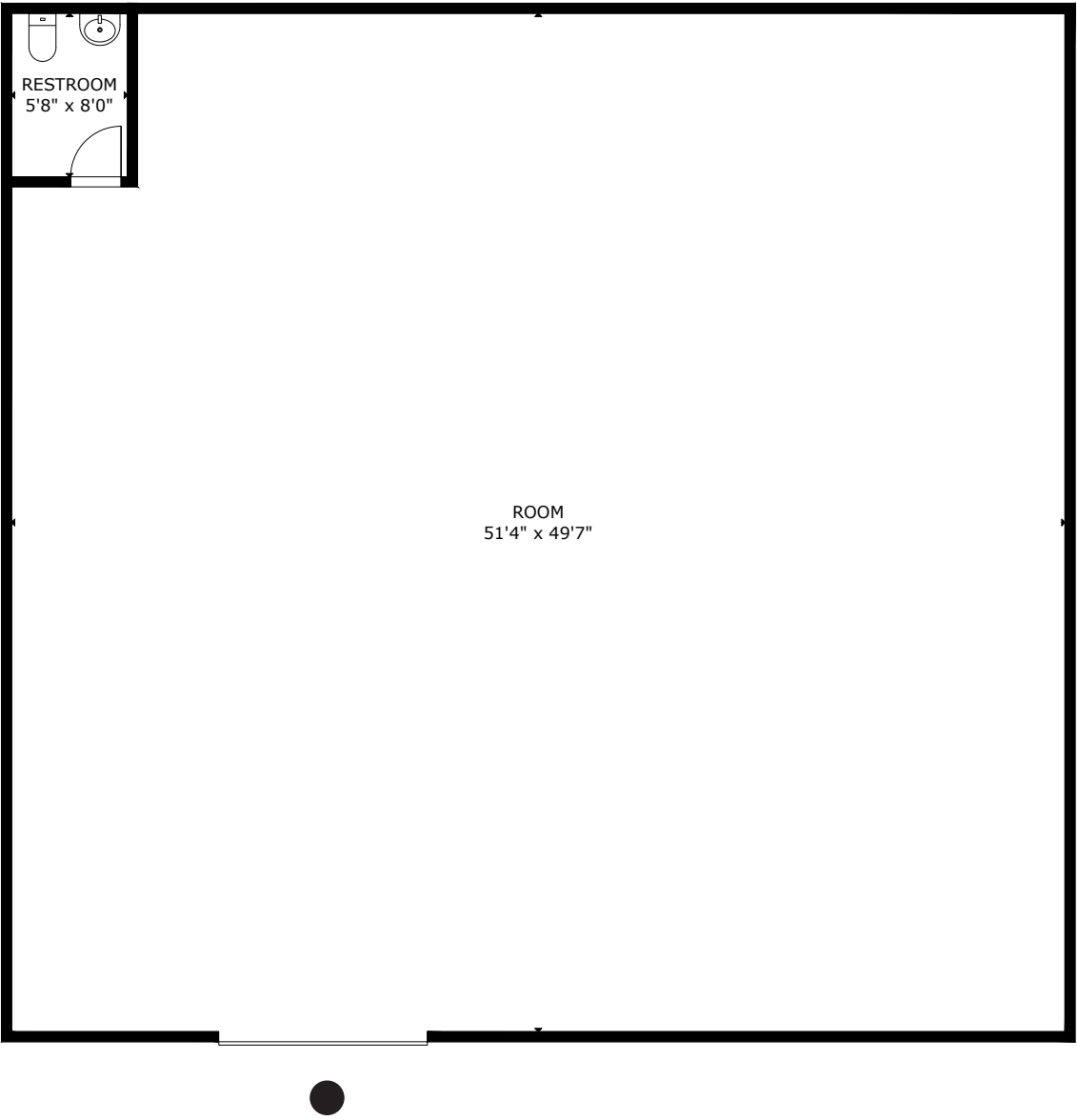


PHOTOS



SUITE 101

● GRADE LEVEL LOADING



FLOOR PLAN

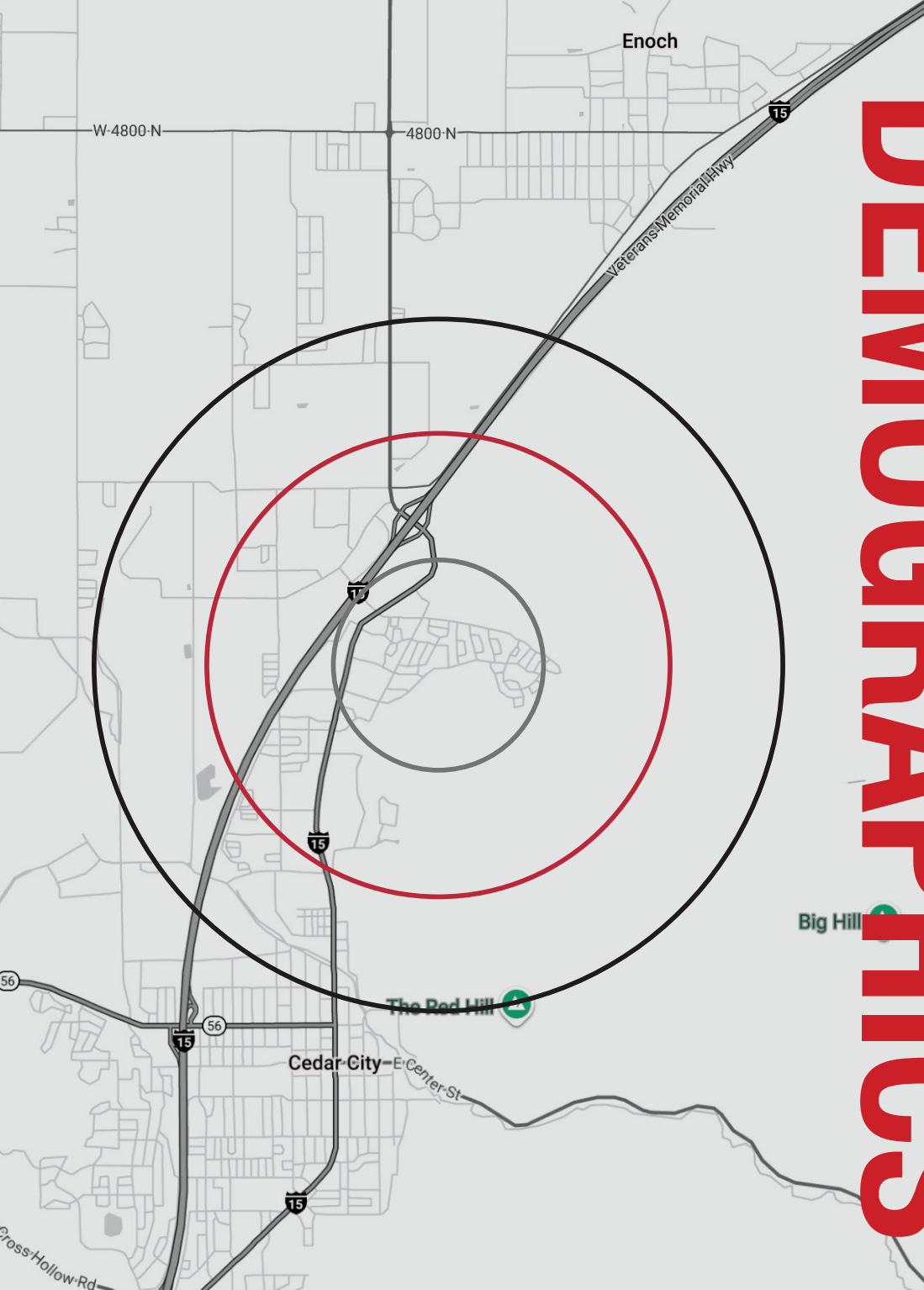
Suite 101



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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