



**CUSHMAN &
WAKEFIELD**

FOR SALE OR LEASE

2331 West Park Avenue

Cedar City, Utah 84720



Sale Price: \$1,950,000 / Lease Rate: \$0.40 SF NNN

Property Highlights

- Total Size: 32,450 sf
Warehouse: 22,000 sf
Mezzanine: 7,600 sf
Office: 2,850 sf
- Dock Doors: (2) 10'x12'
- Grade Level Doors: (2) 12'x16'
- Ceiling Height: 30' Clear Warehouse
- Power: 800 AMPS / 3-Phase
- Located near regional airport
- All production rooms with dust potential tied into an exhaust system



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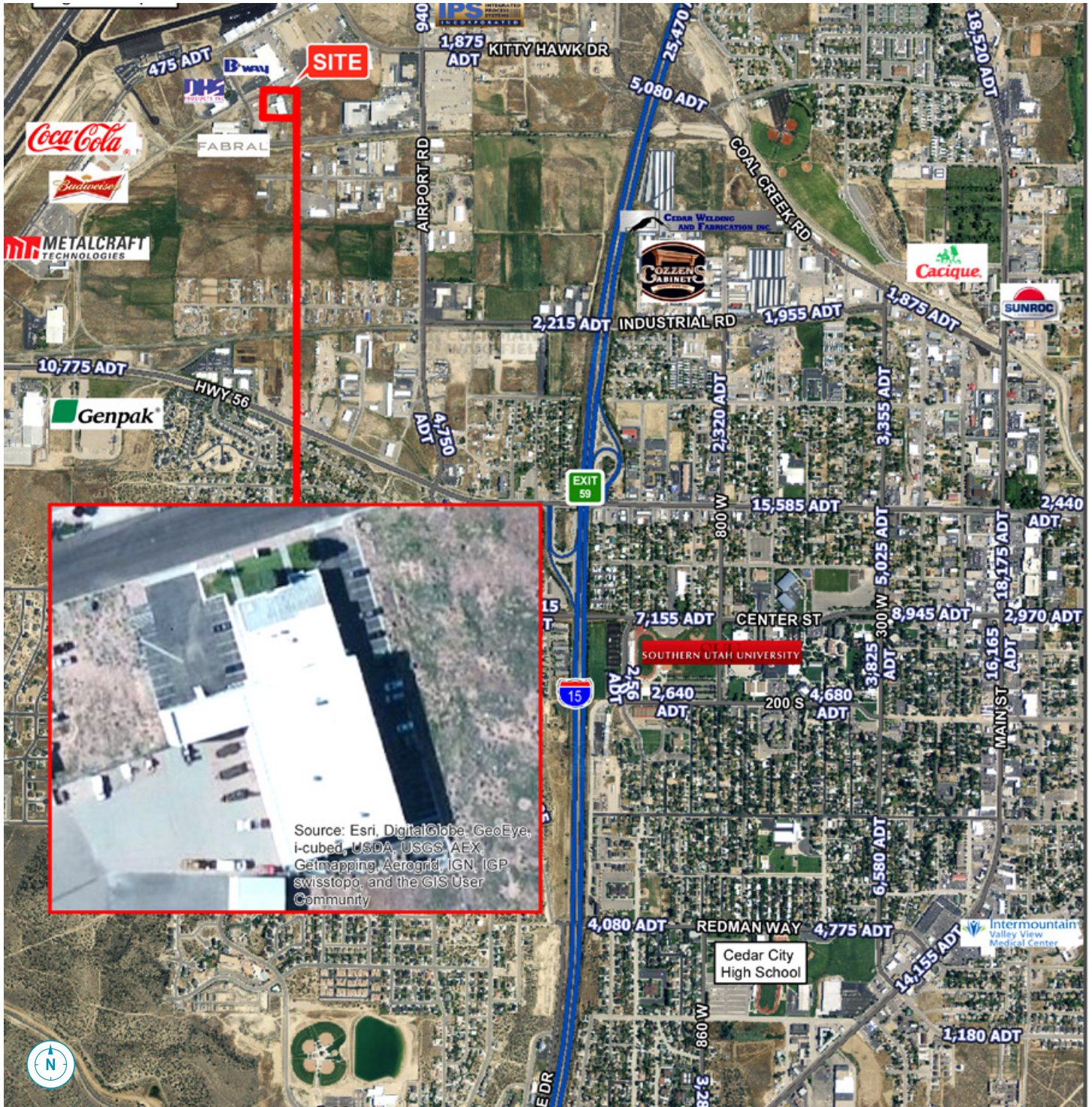


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