



**CUSHMAN &
WAKEFIELD**
Commerce

FOR SALE OR LEASE

2460 West 400 North/Hwy 56
Cedar City, Utah 84720

LEASE RATE \$1.30 NNN
19,000 SF ON 3.39 ACRES



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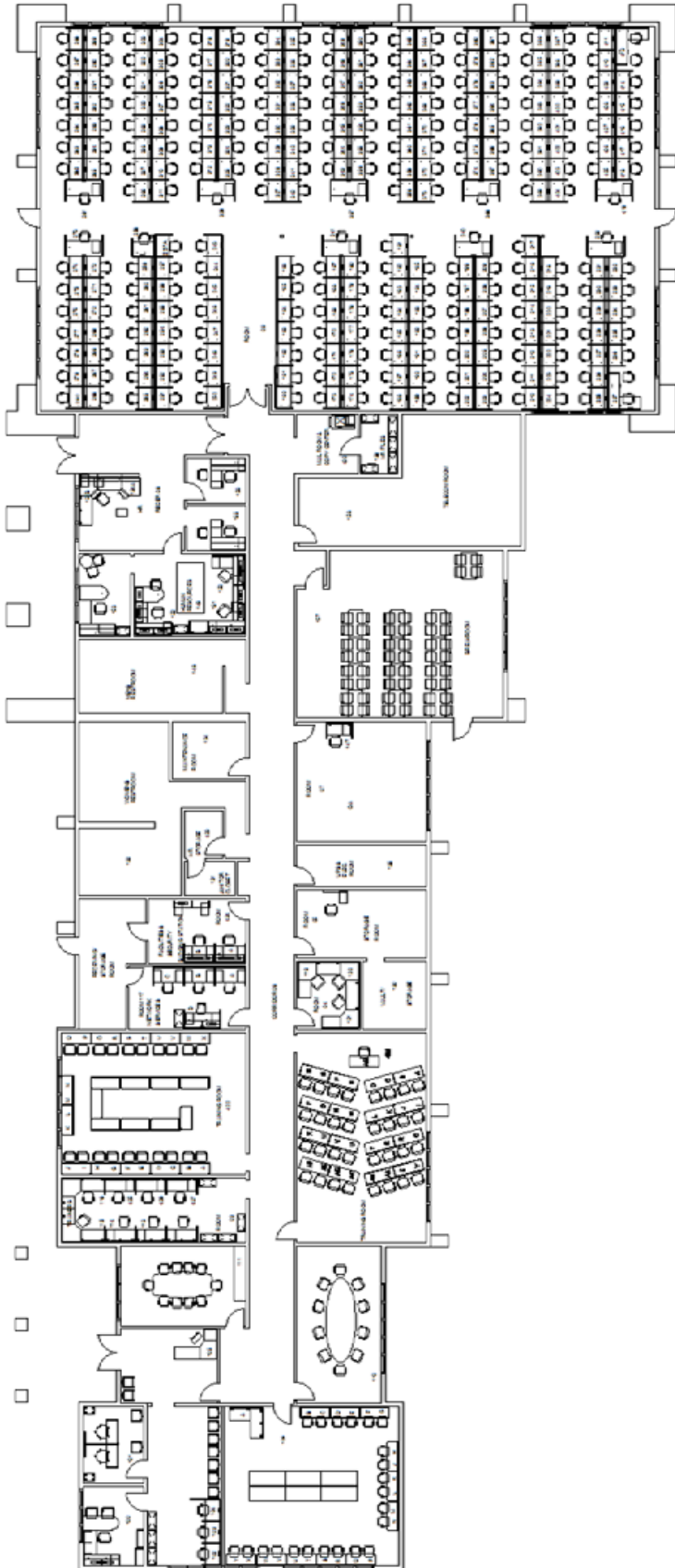
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Highlights

- Lease Rate: \$1.30 NNN
Purchase Price: TBD
- 19,000 sf on 3.39 acres
- Turn-key call center, 300 seat + potential
- Former Fortune 500 occupant
- Backup generator on-site
- Parking is generous, 11:1 ratio
- Near Southern Utah University
- Wide open format with training rooms, conference rooms, and break rooms

Furniture in Steelcase

- 244 production stations
- 66 training tables / chairs
- Miscellaneous office furniture

Equipment

- 160 kva Powerware 9390 UPS (new batteries)
- 350 Caterpillar 3406
- 2012 installed 16 RTU-1 to 11,13,16 Carrier 5 ton Rooftop Units 460/3 / RTU-12 Carrier 4 ton Rooftop Units 460/3 / RTU-14,15 Carrier 2 ton Rooftop Units 460/3 - Enthalpy Economizer with Barometric Relief



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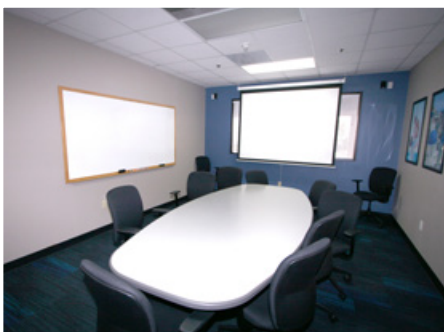
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