

General Information

Co-listing Member	<u>Listing Member</u> Kole Halladay of ERA Realty Center
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Address Information

St. # 1342	St. Dir.* W	<u>Street Name</u> Industrial	Street Suffix* RD	Street Direction Sfx*	Address 2 Building 2
<u>City*</u> Cedar City		<u>State/Province*</u> UT	<u>Postal Code*</u> 84721	<u>County*</u> Iron	

General Property Info

<u>Year Built</u> 1982	<u>Lot Acres</u> 2.69	Voltage 440	Phase 3
Amps 50	Ceiling Height 25*	Business Name	<u>Building Size</u> 9600
<u>Total SqFt</u> 9600	<u>Office SqFt</u> 200	Annual Income \$	Net Op Income \$
Cash Flow	Cap Rate	<u>Subdivision*</u> Cedar City Industrial	

Location, Tax & Legal

<u>MLS Area*</u>	<u>Owner</u> VORTEX WAREHOUSING L L C	<u>Zoned</u> Industrial	<u>Parcel Number</u> B-0013-0001-0001
<u>Tax Acct #</u> 0042082	<u>General Taxes</u> 2723.84	Special Taxes (SID)\$	<u>Total Taxes</u> 9356.48

Contract Info

<u>Type*</u> Industrial Building	<u>For Sale or Rent*</u> For Rent	<u>List Price</u> 9600	<u>Listing Date</u> 2025-05-13
<u>Expiration Date</u> 2026-05-13	<u>Listing Type*</u> Exclusive Right		

Remarks & Misc

Owner/Agent*

Directions
From I-15, get off exit 61. Head west. Right on Airport Rd. Right on Industrial road. Property is on left just before I-15 overpass.

Public Remarks
9600 sq ft of climate controlled warehouse. With the ability to heat, cool, refrigerate, and freeze, this building offers options hard to find. Storing and distribution needs met with a semi doc, I-15 exposure, and proximity less than .5 miles to freeway interchange. Commercial grade chillers, heater, office, wash station, bathroom and more are included in lease. 2 bay doors, floor drains, and turnkey. Triple Net (NNN) \$1 sq ft price.

Private Remarks
MLS information is reliable, but not guaranteed. Buyer to verify ALL information. Triple Net (NNN) minimum 1 year lease.

Seller Opt Out: Seller Directs Listing to be Excluded from Internet Seller Directs Address to be Excluded from Internet Seller Directs Listing to Not Allow Comments on Internet
Publish this listing to: Show Address in VOWs Zillow

Property Condition: 1 to 2 req'd

- Existing New Construction
- Under Construction
- Building Permit #:

Occupancy: 1 to 3 req'd

- Management Owner
- Renter Vacant

Possession

- 30 Days Cal List Office
- Immediate Upon Closing

Showing Instructions

- Call Listing Office Key at Listing Ofc
- Management Company No Appt Necessary
- Supra Key Box Call Listing Agent
- Code Lock Box
- Supra Key Box MLS:
- Showing Service:

Assessments/SID

- Not Paid Paid
- None

Included

- Building Business
- Land

Terms of Sale

- Cash Conventional
- Exchange FHA
- Lease Only Lease Option
- Seller Financing Trust Deed
- VA Will Rent
- Other - See Remarks

Lease Includes

- Building Taxes Cable/Satellite TV
- Electric Ext Fire Insurance
- Ext Liab Insurance Full Service
- Garbage Gas
- Heat Inside Maintenance
- Internet Janitorial Service
- Land Taxes Outside Maintenance
- Roof Maintenance Sewer
- Shop Snow Removal
- Tax Water
- None

Lease Terms

- Gross Net One
- Net Two Net Three
- No Lease Offered

Water Heater

- Boiler Electric
- Gas Solar
- Not Applicable

Construction: 1 to 6 req'd

- Aluminum Asbestos
- Brick Cedar
- Cinder Block Concrete
- Frame Log
- Masonite Metal
- Rock Shingles
- Stucco Vinyl Siding
- Not Applicable Other - See Remarks

Shipping Door

- One Two
- Three Four or More

Roof: 1 to 3 req'd

- Aluminum Asbestos
- Asphalt Asphalt Shingles
- Concrete Tile Metal
- Shakes Tar & Gravel
- Wood Not Applicable
- Other

Building Type

- Commercial Industrial
- Manufacturing Office
- Retail Opportunity Shop
- Showroom Warehouse
- Wholesale Op Not Applicable

Utilities: 1 to 9 req'd

- 120V Electricity 2 Phase
- 220V Electricity 3 Phase
- 440V Electricity City Water
- Community Well Hot Water Heat
- Irrigation Irrigation Well
- Natural Gas Oil
- Propane Secondary Water
- Septic Tank Sewer
- Not Applicable Other - See Remarks

Heating: 1 to 6 req'd

- Baseboard Coal
- Electric Forced Air
- Gas Heat Pump
- Hot Water Propane
- Solar Space Heater
- Not Applicable Other - See Remarks

Extras

- Covered Parking Crane
- Docks Drive-Up Window
- Evaporative Cooling Fenced Parking
- Fire Alarm Fire Sprinklers
- Floor Drain Freight Elevator
- Fuel Tank Pumps Fuel Tanks
- Handicap Access High Traffic Area
- High Visibility Kitchen Area
- Living Area Multi-Story Building
- Outside Storage Overhead Doors
- Paved Rail Road
- Refrigerated Air Cnd Refrigerated Space
- Reinforced Floor Restrooms
- Retail Frontage Security Systems
- Tenant Imprvm Alwd Water Softener - Own
- Water Softener - Rnt None

Floor Covering

- Hardwood Laminate Floors
- Linoleum/Vinyl Luxury Vinyl
- Plank Tile
- Wall-Wall Carpet Not Applicable
- Other - See Remarks

Water Rights/Shares

- Deed Shares Owned
- Shares Rented Underground
- None Other

Sale Type: 1 req'd

- Auction Conventional
- Fire Sale Foreclosure/REO
- HUD Lease Only
- Short Sale

Vortex Warehousing LLC

Seller

5/14/2025

Date

Seller

Date