

CLOSE AIRPORT INDUSTRIAL | ±10 ACRES

INDUSTRIAL | CEDAR CITY, UT

N Lund Hwy

State Trust



LOCATION	Borders 1835 Kitty Hawk Dr, Cedar City, UT
SIZE	±10 Acres
PARCELS	B-1229-0002-0000
PRICE	\$8.00 per sqft \$348,480 per acre \$3,484,800 total
ZONING	I&M-1
CITY PLANNER	Donald Boudreau

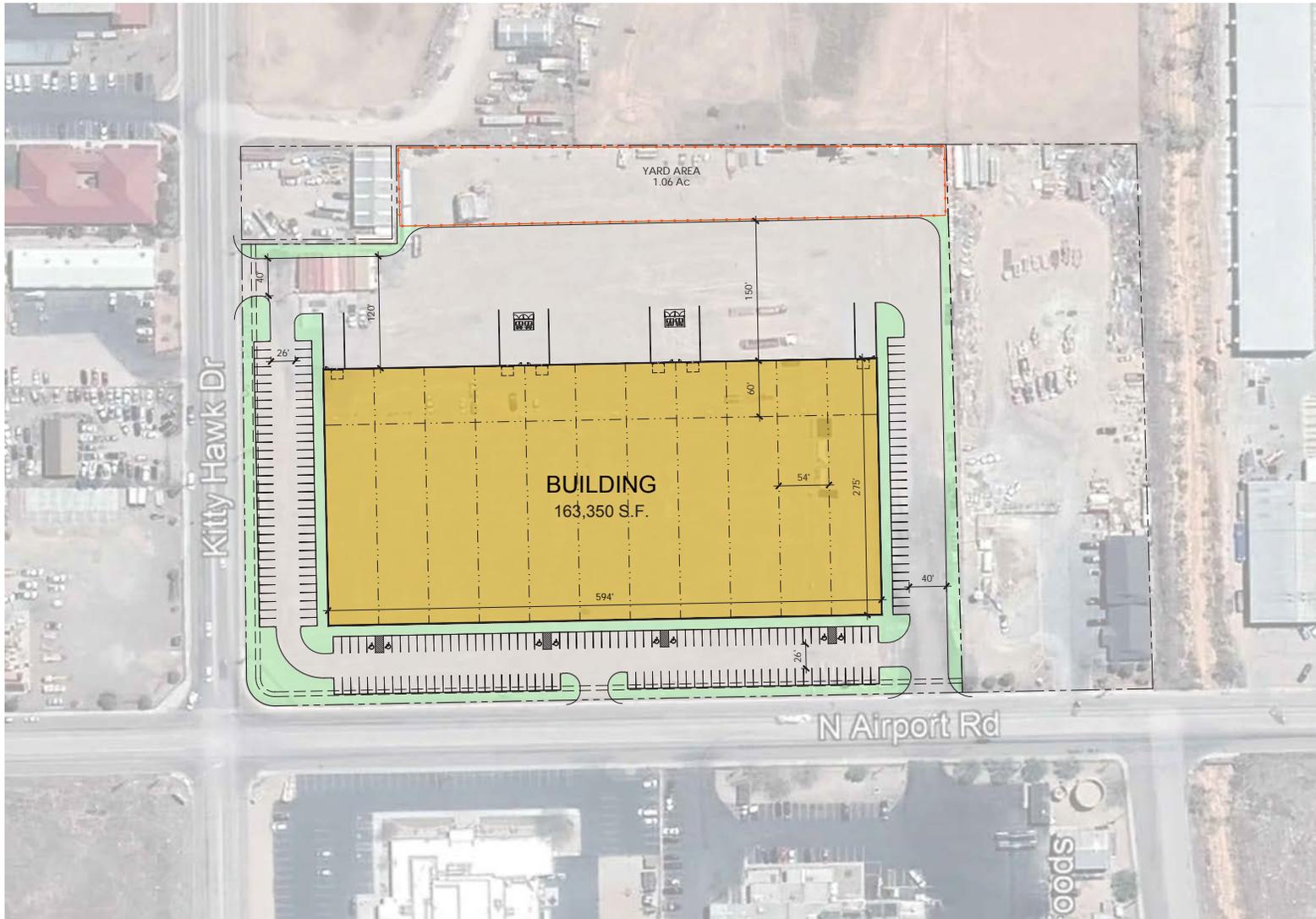
Zachary Hartman
 zhartman@landadvisors.com
 801.704.1628

 Land Advisors[®]
 ORGANIZATION

801.704.1627 | LandAdvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. The information contained within is subject to change without notice. UT1ron243053 - June 3, 2022 12:02 PM.

LAYOUT 1

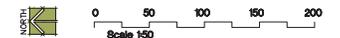


PARKING/BUILDING DATA

BUILDING	163,350 SF
TOTAL PARKING	219 SPACES
RATIO	134/1,000 S.F.

BUILDING COVERAGE	37.50%
LANDSCAPING	10.66%

CONCEPTUAL SITE PLAN
THIS SITE PLAN IS FOR CONCEPTUAL PLANNING.
THE SITE WILL NEED TO BE SURVEYED TO
ACCURATELY DEFINE ALL BOUNDARIES,
EASEMENTS, UTILITY EASEMENTS, RIGHT-OF-WAYS,
CONFIRM ACCESS LOCATIONS, AND WETLANDS.



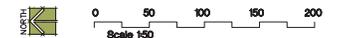
LAYOUT 2



PARKING/BUILDING DATA

BUILDING	68,800 SF
TOTAL PARKING	150 SPACES
RATIO	2.18/1,000 SF.
BUILDING	89,600 SF
TOTAL PARKING	180 SPACES
RATIO	2.01/1,000 SF.
BUILDING TOTAL	158,400 SF
BUILDING COVERAGE	36.96%
LANDSCAPING	12.54%

CONCEPTUAL SITE PLAN
THIS SITE PLAN IS FOR CONCEPTUAL PLANNING.
THE SITE WILL NEED TO BE SURVEYED TO
ACCURATELY DEFINE ALL BOUNDARIES,
EASEMENTS, UTILITY EASEMENTS, RIGHT-OF-WAYS,
CONFIRM ACCESS LOCATIONS, AND WETLANDS.



PROPERTY IMAGES



PROPERTY IMAGES



AMENITIES MAP | CEDAR CITY 10 AC

Zachary Hartman | 801.704.1628 | www.landadvisors.com



DETAIL MAP | CEDAR CITY 10 AC

Zachary Hartman | 801.704.1628 | www.landadvisors.com



0 100 200
Feet
243053-57636 05-12-22

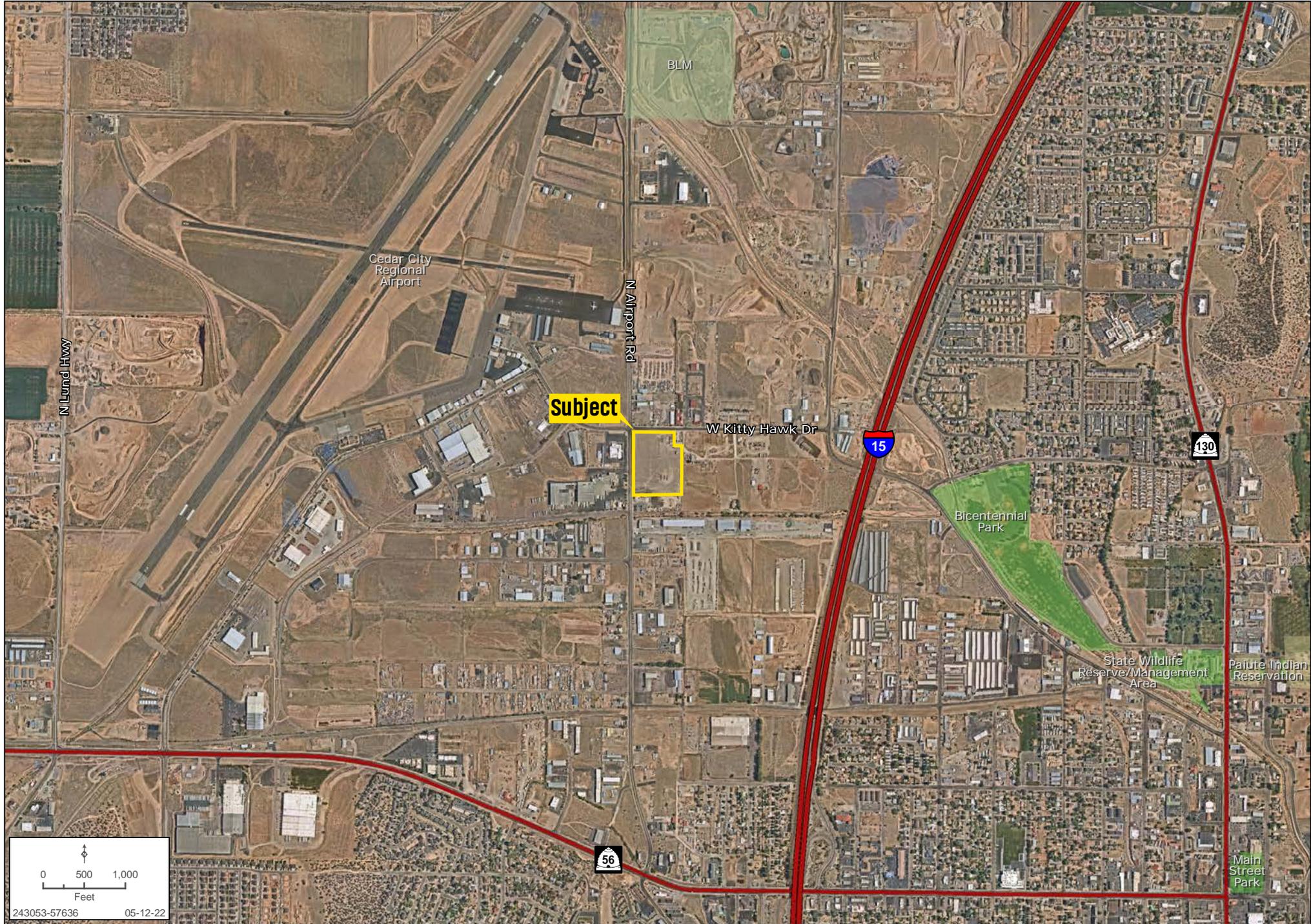
UTILITIES MAP | CEDAR CITY 10 AC

Zachary Hartman | 801.704.1628 | www.landadvisors.com



1 MILE RADIUS MAP | CEDAR CITY 10 AC

Zachary Hartman | 801.704.1628 | www.landadvisors.com



DEVELOPMENT MAP | CEDAR CITY 10 AC

Zachary Hartman | 801.704.1628 | www.landadvisors.com



REGIONAL MAP | CEDAR CITY 10 AC

Zachary Hartman | 801.704.1628 | www.landadvisors.com

