



1642 N. Bulldog Rd.  
Cedar City, UT 84720

**NAIExcel**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Offered By: **Curren Christensen**

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# Property Summary

ADDRESS **1642 N. Bulldog Rd.  
Cedar City, UT 84720**

BUILDING SIZE | SQFT **2,976±**

YEAR BUILT **2018**

TAX ID **0313731**

- Newly constructed flex building for lease in Cedar City
- Radiant Heat
- Approx. 16' Clear Height
- Large reception and office area
- 14' OH Doors (2)
- Yard space available for lease also if needed

## OFFERING TERMS

LEASE PRICE  
**\$1,600/MO/MG**

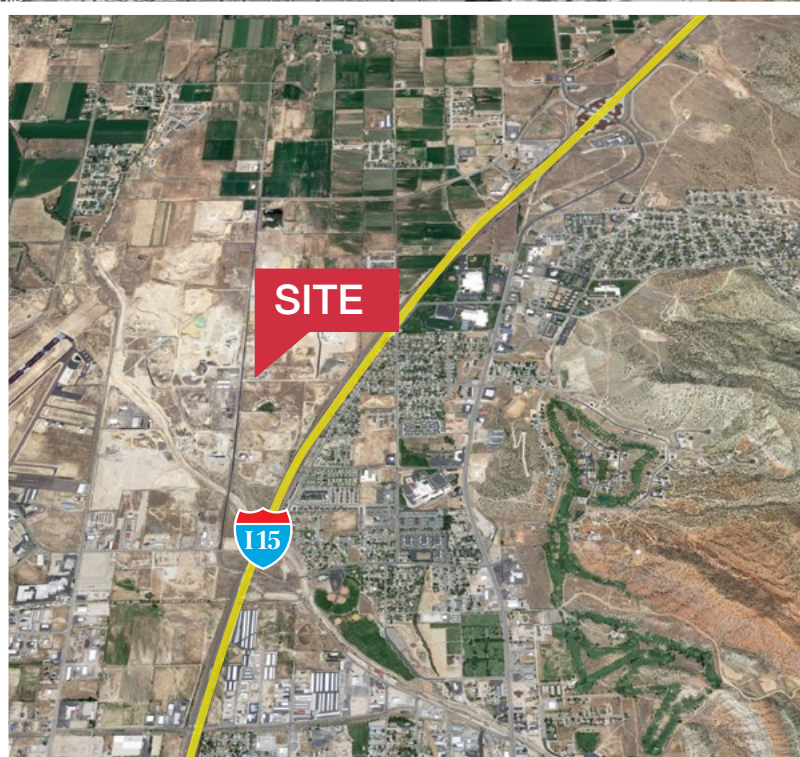
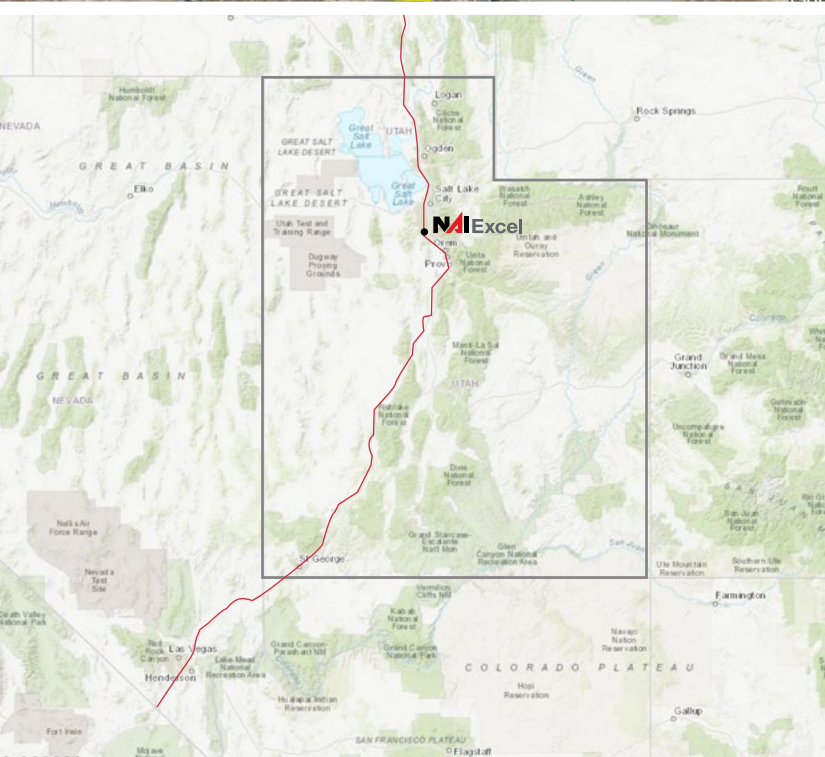
## FOR MORE INFORMATION

<http://helloarti.com/view/32393>

TEXT **15827** TO **39200**

















FOR LEASE | WAREHOUSE



## Population/Economy

- Iron County — 155,602
- Cedar City — 16,159
- Median Income of \$45,213
- Cost of Living Index of 88
- Unemployment Rate of 4.4%
- Median house value of \$231,000

## Average Snow Fall

- Cedar City — 49 inches
- Brian Head Ski Resort — 369 inch (31 miles away)

## Festival City USA

- Utah Summer Games
- Frontier Homestead Folk Festival
- Utah Shakespeare Festival
- Wildflower Festival at Cedar Breaks National Monument
- Neil Simon Festival
- Utah Midsummer Renaissance Faire
- Great American Stampede
- Cedar Livestock and Heritage Festival
- Red Rock Film Festival

> VIEW MARKET STATISTICS FOR OFFICE,  
RETAIL, INDUSTRIAL & MULTIFAMILY AT  
[naiexcel.com/research](http://naiexcel.com/research)

## Distance to Major Cities

	FROM ST. GEORGE
Salt Lake City, Utah	291 MILES
Las Vegas, Nevada	137 MILES
Los Angeles, California	405 MILES
San Diego, California	466 MILES
Denver, Colorado	618 MILES
Phoenix, Arizona	393 MILES

## Regional Parks Visitation

	2016	2011	2007	Distance
Zion National Park	4,317,028	2,847,403	2,679,181	58.1 MILES
Bryce Canyon National Park	2,365,110	1,285,492	1,012,563	77.3 MILES
Canyonlands National Park	776,218	435,908	417,560	295 MILES
Capitol Reef National Park	1,064,904	662,661	554,907	157 MILES
Arches National Park	1,585,718	1,014,405	860,181	283 MILES
Grand Canyon National Park	5,969,811	4,298,178	4,413,668	167 MILES

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