

A NEW 1.6M SQUARE FOOT CLASS A INDUSTRIAL PARK IS COMING TO CEDAR CITY



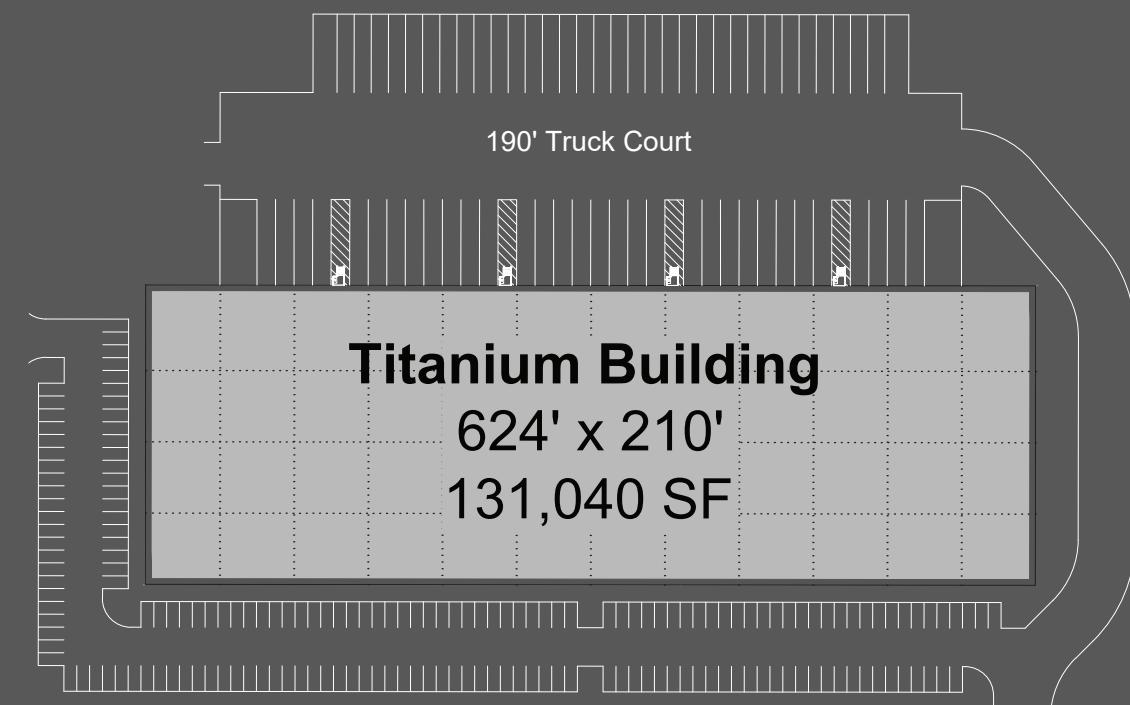
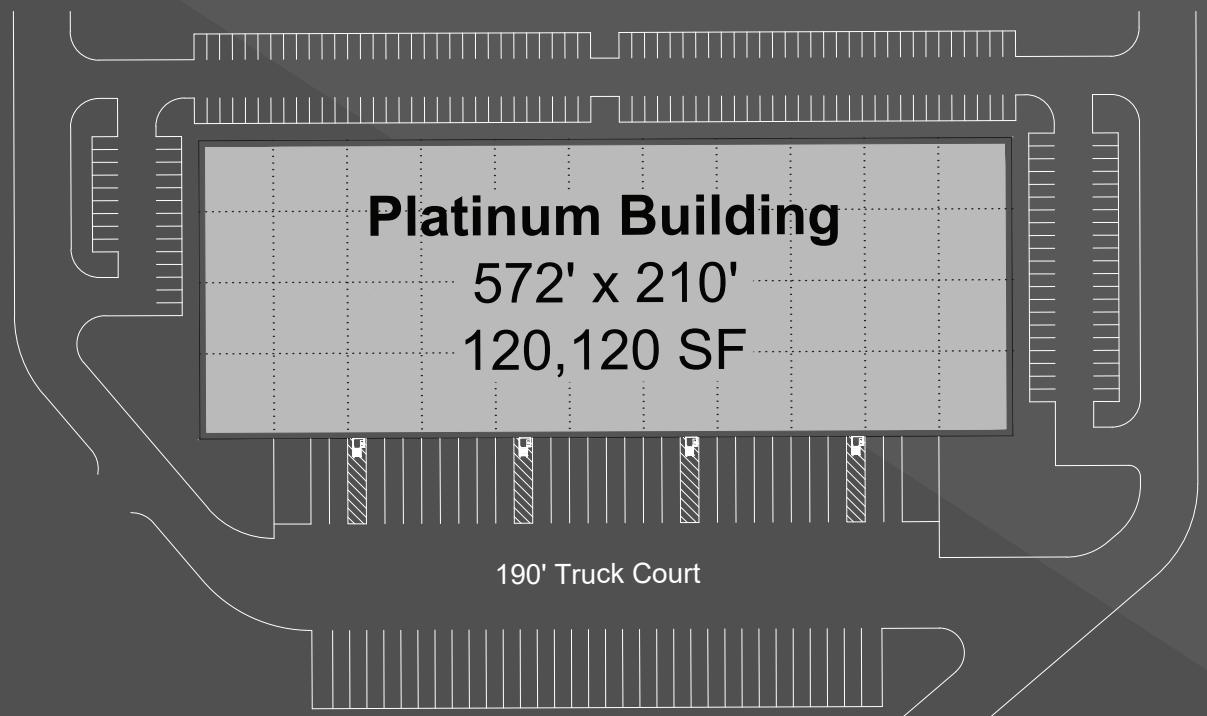
CEDAR FORGE

INDUSTRIAL PARK

IRON SPRINGS ROAD | CEDAR CITY, UTAH 84721

Colliers

PHASE ONE: BUILD-TO-SUIT
DIVISIBLE: 21,840 SF
CALL FOR PRICING



BUILDING SIZE ± 120,120 SQUARE FEET

AVAILABLE ± 120,120 SQUARE FEET

OFFICE BUILD-TO-SUIT

DIVISIBLE ± 21,840 SQUARE FEET

DOCK HIGH DOORS FOUR (4) 9' x 10'

GROUND LEVEL DOORS TWO (2) 14' x 16'

CLEAR HEIGHT 32'

TRUCK COURT ESFR

COLUMN SPACING 52' x 50'

PARKING 189 EMPLOYEE | 61 TRUCK

POWER TBA

ZONING INDUSTRIAL

BUILDING SIZE ± 131,040 SQUARE FEET

AVAILABLE ± 131,040 SQUARE FEET

OFFICE BUILD-TO-SUIT

DIVISIBLE ± 21,840 SQUARE FEET

DOCK HIGH DOORS FOUR (4) 9' x 10'

GROUND LEVEL DOORS TWO (2) 14' x 16'

CLEAR HEIGHT 32'

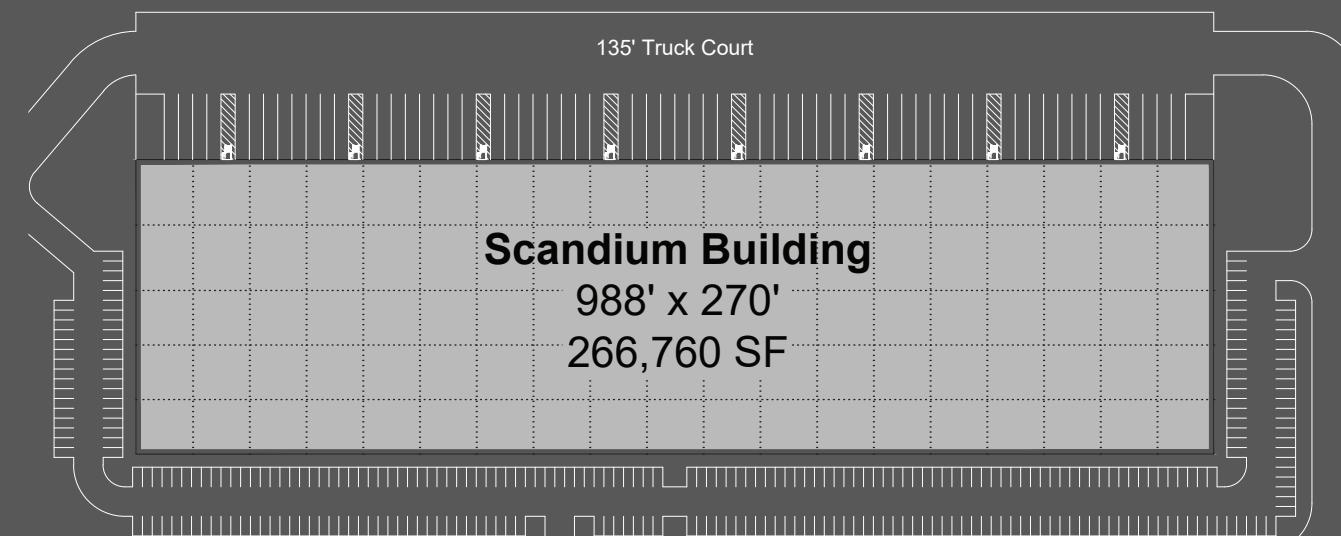
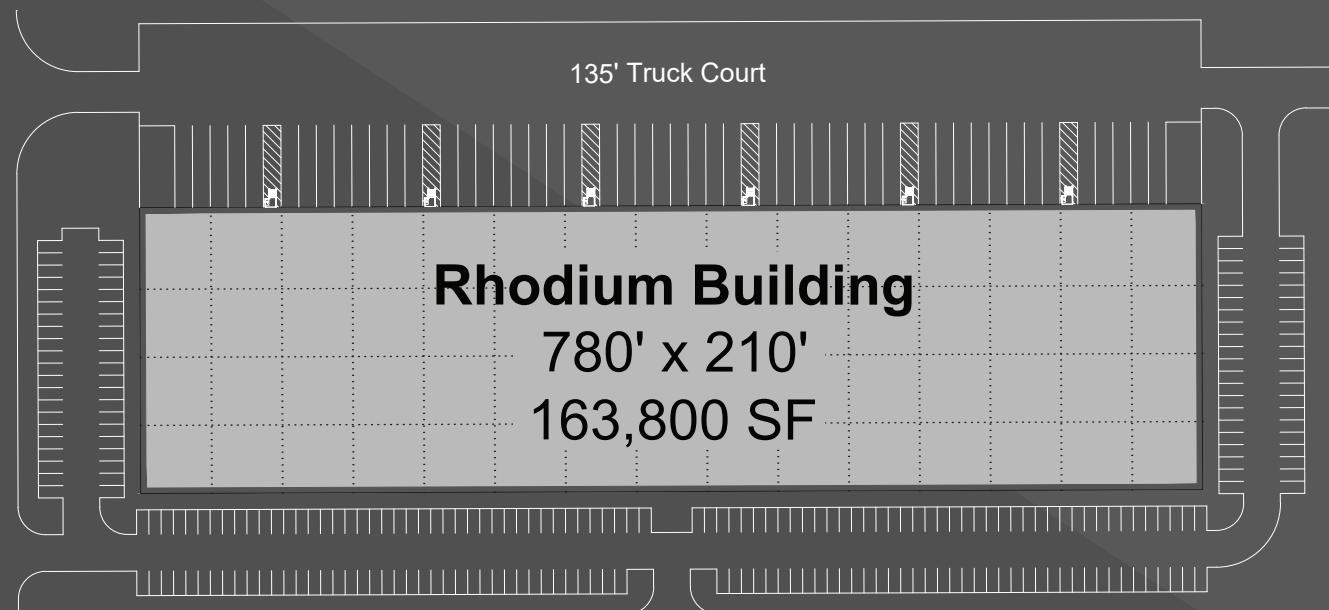
FIRE SUPPRESSION ESFR

COLUMN SPACING 52' x 50'

PARKING 185 EMPLOYEE | 66 TRUCK

POWER TBA

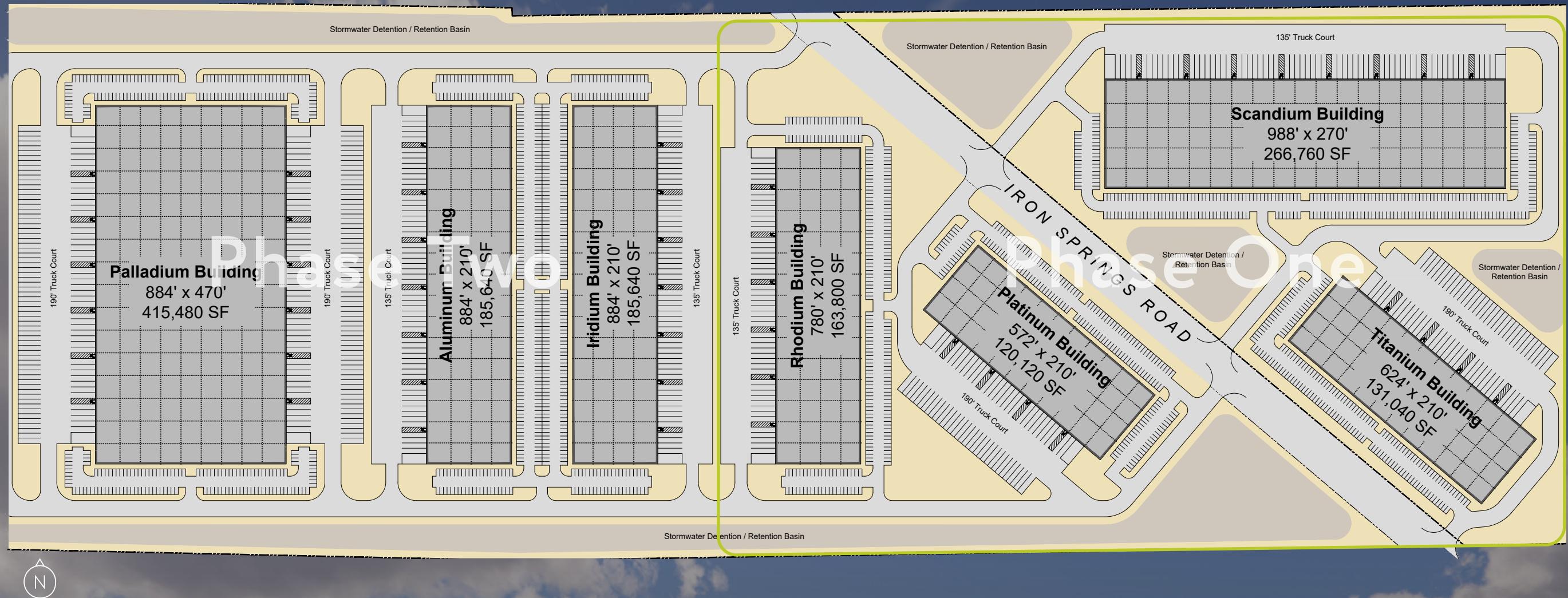
ZONING INDUSTRIAL



BUILDING SIZE	± 163,800 SQUARE FEET
AVAILABLE	± 163,800 SQUARE FEET
OFFICE	BUILD-TO-SUIT
DIVISIBLE	± 21,840 SQUARE FEET
DOCK HIGH DOORS	SIX (6) 9' x 10'
GROUND LEVEL DOORS	TWO (2) 14' x 16'
CLEAR HEIGHT	32 FEET
TRUCK COURT	135'
COLUMN SPACING	52' x 50'
PARKING	248 EMPLOYEE 50 TRUCK
POWER	TBA
ZONING	INDUSTRIAL

BUILDING SIZE	± 266,760 SQUARE FEET
AVAILABLE	± 266,760 SQUARE FEET
OFFICE	BUILD-TO-SUIT
DIVISIBLE	± 21,840 SQUARE FEET
DOCK HIGH DOORS	EIGHT (8) 9' x 10'
GROUND LEVEL DOORS	TWO (2) 14' x 16'
CLEAR HEIGHT	36 FEET
TRUCK COURT	135'
COLUMN SPACING	52' x 50'
PARKING	283 EMPLOYEE 64 TRUCK
POWER	TBA
ZONING	INDUSTRIAL

PROPERTY SITE MAP



VanTrust Industrial is proud to present Cedar Forge, the newest Class A industrial park in Cedar City, Utah. Offering over **1.6M square feet** of state-of-the-art industrial space, Cedar Forge Industrial Park is set to reshape the Southern Utah market.

The park offers companies a logistical advantage as it is **strategically located** along the intersection of I-15 and the Union Pacific main line. Location combined with Cedar City's rapidly growing population and strong labor pool, provides an ideal location for manufacturers, logistics providers, and distributors seeking a competitive edge.

Cedar City has emerged as one of Utah's fastest-growing markets, fueled by a pro-business environment, robust infrastructure investments, and access to all major Western U.S. population centers. Companies locating here enjoy lower operating costs, a skilled workforce, and seamless connectivity to key transportation routes.

With its scalable sites, flexible build-to-suit opportunities, and VanTrust's proven track record in high-quality industrial development, **Cedar Forge Industrial Park** creates an environment for your business to thrive in one of the most dynamic regions in the Intermountain West.



SUU brings a steady flow of talent, innovation, and energy to Cedar City. Its strong programs in business, engineering, and technology create a pipeline of skilled graduates ready to support growing industries. Being near SUU gives Cedar Forge Industrial Park access to a motivated workforce and valuable partnerships that can help businesses thrive.



Second Regional University in Utah

Committed to Academic Excellence



College of Distinction

Innovative Application of High Impact Educational Practices



Career Focused Learning

Experiential Learning for Future Careers

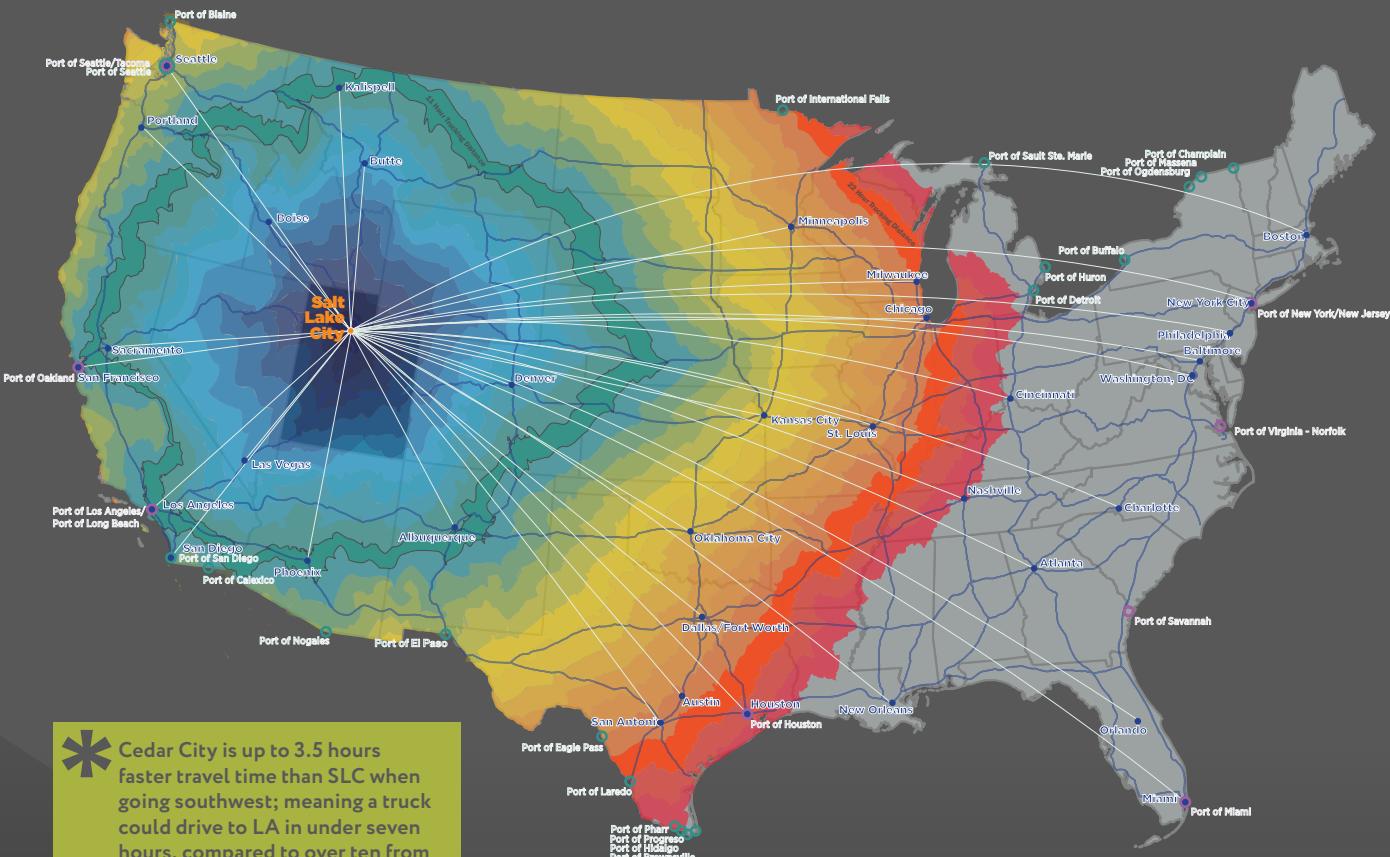


Best in the West

Lowest Student Debt

Regional Economic Activity - SUU supported \$202 million in earnings, \$298 million in gross domestic product (GDP), and \$513 million in output (total sales) regionwide in FY 2023. This constitutes 2.7% of regional earnings, 2.1% of regional GDP, and 1.8% of total output in the Southwest Economic Region.

Education - SUU enrolled over 15,000 students across over 150 undergraduate programs and 30 graduate and certificate programs during the 2022-23 academic year. SUU awarded 4,679 degrees and certificates, equipping graduates for a wide range of careers in Utah's economy. More than 60% of SUU graduates work in-state five years after graduation.

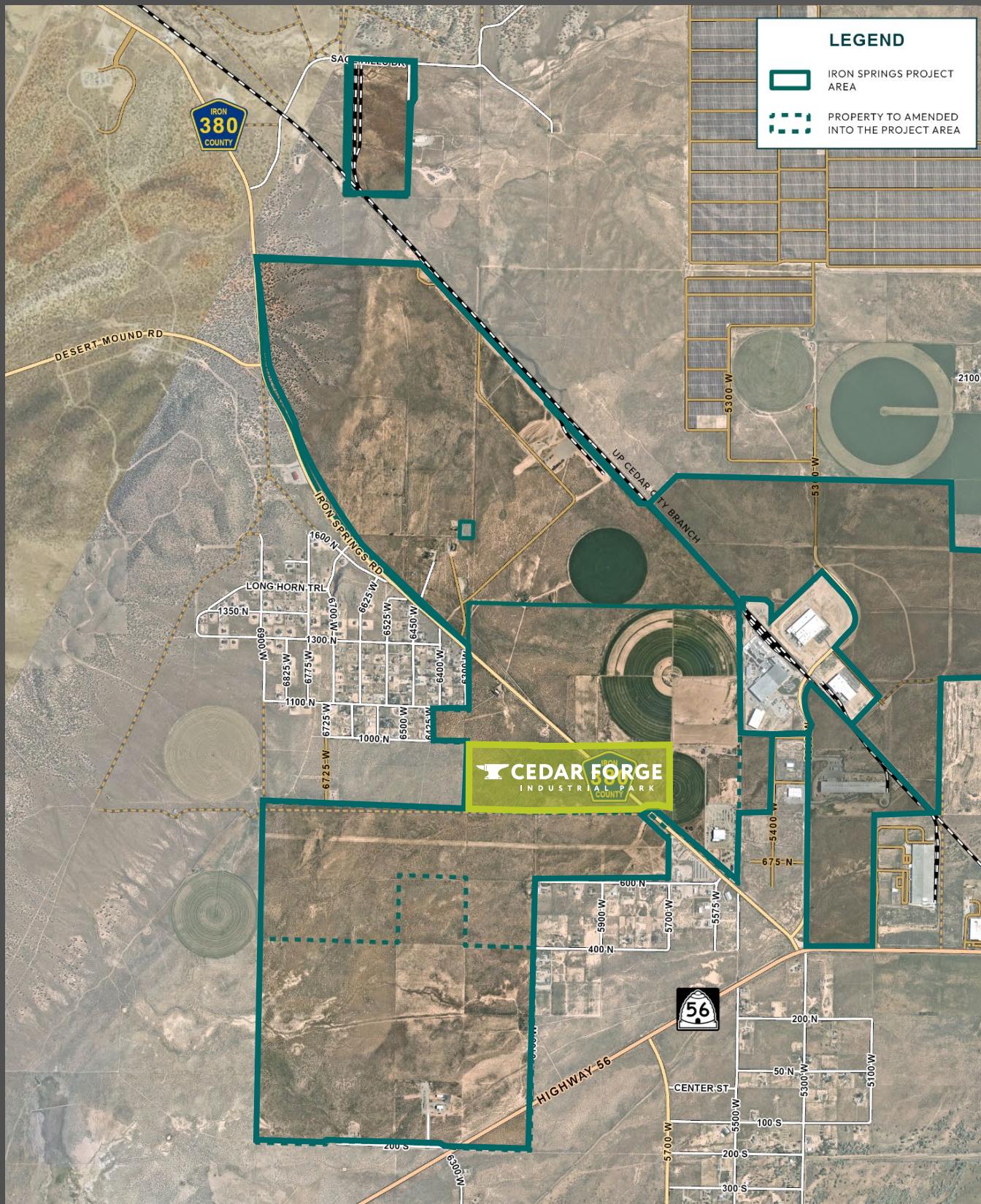


CROSSROADS OF THE WEST

Centered around West Valley, Utah, this map illustrates Utah's pivotal position as North America's logistics center. Hourly trucking drive time buffers showcase its accessibility within 24 hours, while highlighting direct domestic flight connections and key trade nearshore and sea ports.

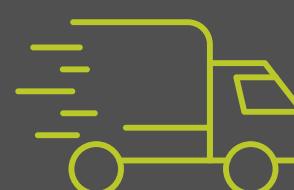
Trucking Drive Buffers





- The Iron Springs Inland Port Project Area encompassed by both locations fits the County's economic development vision by encouraging the retention and expansion of existing companies and the recruitment of new companies to create employment opportunities for Iron County residents and Southwestern Utah. This Project Area will bring new primary employment opportunities to the County and provide railroad access to local and regional companies currently not able to access the rail. Additionally, this Project Area will fit the County's general plan and the zoning for this area.
- The Iron Springs Inland Port location off of the I-15 corridor is an ideal location for freight transportation, providing trucking access to major markets such as Salt Lake City, Las Vegas, and also Denver (via I-15 to I-70). Maritime imports for March of 2022 - March 2023 for Iron County total 477 containers (5.6K Metric Tons), with the nearby population center of St. George more than doubling that at 1,035 containers (21.5K Metric Tons). Maritime exports for Iron County totalled 11 containers with Washington county contributing an additional container during the same time period. A logistics center focused on handling import and export demands from the region does not substantially exist (fragmented pockets of capacity exist throughout the market that is largely established by businesses focused on their own products). Proximity to existing rail, road, and airport would enable such a center to handle freight in multi-modal fashion; further enhancing connections to upstream and downstream trade lanes and markets. A natural gas alternative fuel corridor exists between Cedar City and St. George, providing a cleaner alternative for associated freight movement. Completing the corridor with battery electric and hydrogen infrastructure for truck-based freight movement would establish a more sustainable corridor between the region's population centers and the logistics center. Lines branching from current rail infrastructure would need to occur in order to enable bulk and containerized freight handling. The airport is not outfitted for electric planes and vertiports for drone delivery could be an additional advantage for the area.

WHY CEDAR CITY?



Proximity to major Western markets

LA, Phoenix, Las Vegas, Salt Lake: all within 1-day of trucking distance



Major highway access

5 miles to I-15 with a new industrial belt route to bypass town traffic

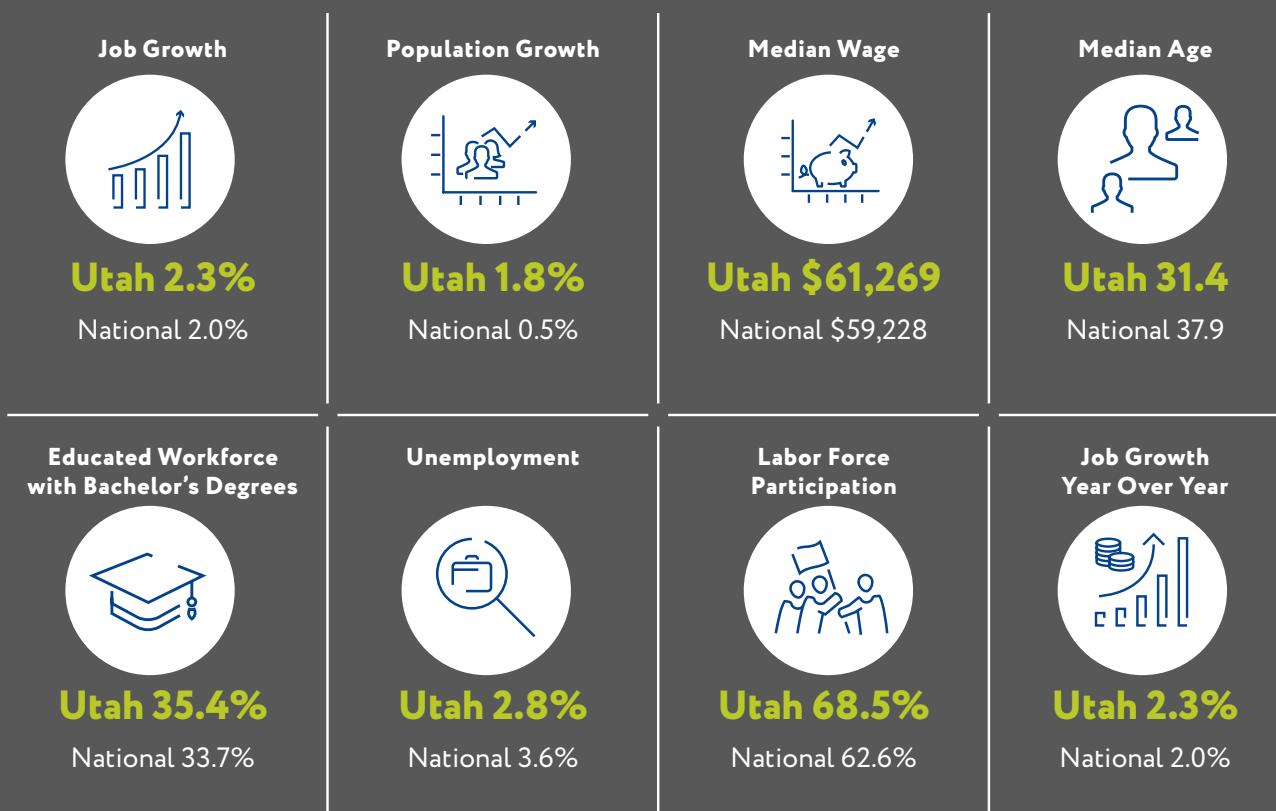


UP rail access, key utilities and transload facilities



Regional Airport

Cargo designation (limited current use, but strategic potential)



#1 **Most Affordable State to Live - 2024 -**

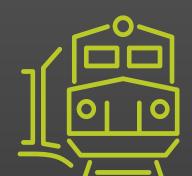
Studies found that Utah is the most affordable state with one of the lowest costs of living, boasting the lowest percentage of income spent (63.3%) and the highest disposable income per capita (\$32,732). Contributing to Utah's affordability is its median income of \$89,168, coupled with the nation's lowest health care spending at \$6,213.

Consumer Affairs

#1 Place to Move - 2024 -

Consumer Affairs ranks Utah #1 place to move to 2024 "analysis shows Utah should get top consideration as a new home. Its affordability score is the highest of any state and can be attributed to its low property taxes — residents had a 0.57% average effective rate in 2021, according to the Tax Foundation — and relatively high median household income (\$79,449 median in 2021, according to census data)."

DISTRIBUTION IN UTAH



1,400 Miles of railroad track



695 Million pounds of air cargo & freight annually



43,155 Miles of highways & roads

UTAH FUN FACTS

1

Utah is a hub to all major western cities and states, as well as a central point for distribution between the Canada and Mexico borders. Two major interstates (I-80 and I-15) and all three major rail lines leaving Seattle, San Francisco, and Los Angeles ports meet in Salt Lake City.

2

Utah ranks well across business costs compared to regional competitor states. Utah has a favorable tax climate—ranked 8th best in the nation—and has low utility and real estate costs. Utah also has a business friendly government and has eliminated or modified nearly 400 business regulations since 2011 to ease the burdens placed on businesses.

3

Utah's Manufacturing and Distribution industry has experienced employment growth of over 15% over the past five years. Within the industry, Warehousing and Storage increased by 44%.

Source: EDC Utah



TO BOOK A TOUR, ASK ABOUT PRICING, & FOR ANY QUESTIONS, CONTACT
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