

**DESERT  
FORGE**  
INDUSTRIAL PARK

FOR SALE

NOW TAKING RESERVATIONS

OFFICE/WAREHOUSE  
OWNER/USER  
INVESTMENT

670 N OLD HWY 91  
HURRICANE, UT

DEVELOPED BY



EXCLUSIVELY MARKETING BY

**ALIGN**  
COMPLETE REAL ESTATE SERVICES

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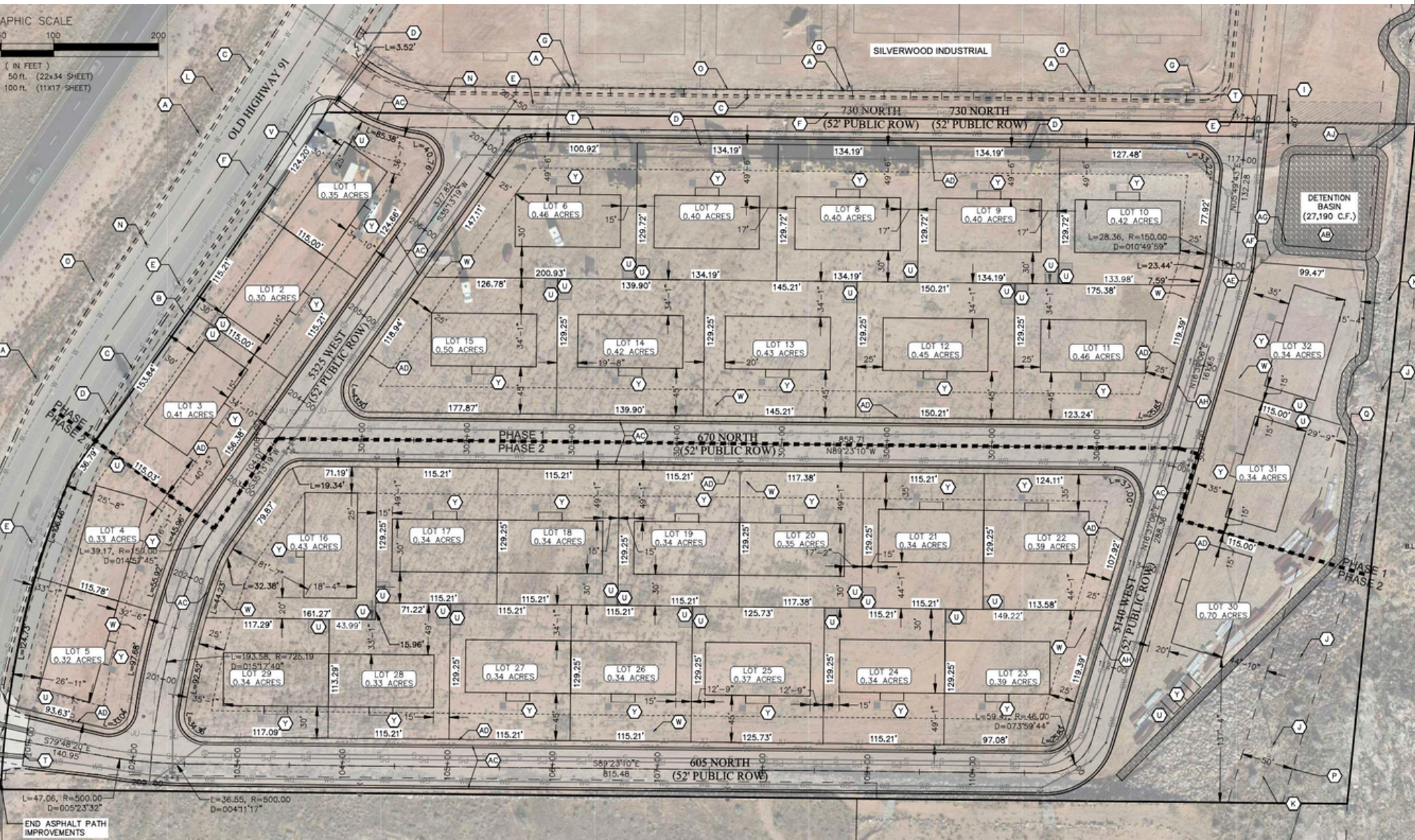
# PROPERTY DETAILS

|                      |                               |
|----------------------|-------------------------------|
| Address              | 670 N Old Hwy 91              |
| Asset Type           | Industrial Warehouse          |
| List Price           | Inquire                       |
| Building Size        | 5,000 up to 10,000 SF         |
| Site Size            | Approx .30 - .73 of an acre   |
| Projected Completion | Q1 2027                       |
| Power                | 3 Phase                       |
| Zoning               | M1                            |
| Features             | Fenced Yard                   |
|                      | Demisable, seperately metered |
|                      | Freeway visibility            |





# SITE PLAN





## 5,000 SF BUILDING

LOT 1 - .35 ACRES  
LOT 2 - .30 ACRES  
LOT 3 - .41 ACRES  
LOT 6 - .46 ACRES  
LOT 7 - .40 ACRES  
LOT 8 - .40 ACRES  
LOT 9 - .40 ACRES  
LOT 10 - .42 ACRES  
LOT 11 - .46 ACRES  
LOT 12 - .45 ACRES  
LOT 13 - .43 ACRES  
LOT 14 - .42 ACRES  
LOT 15 - .50 ACRES  
LOT 16 - .43 ACRES  
LOT 25 - .37 ACRES  
LOT 30 - .70 ACRES\*  
LOT 31 - .34 ACRES  
LOT 32 - .42 ACRES

## 10,000 SF BUILDING OPTIONS

LOT 4 & 5 - .65 ACRES  
LOT 17&18 - .68 ACRES  
LOT 19&20 - .41 ACRES  
LOT 21&22 - .73 ACRES  
LOT 23&24 - .73 ACRES  
LOT 26&27 - .68 ACRES  
LOT 28&29 - .67 ACRES

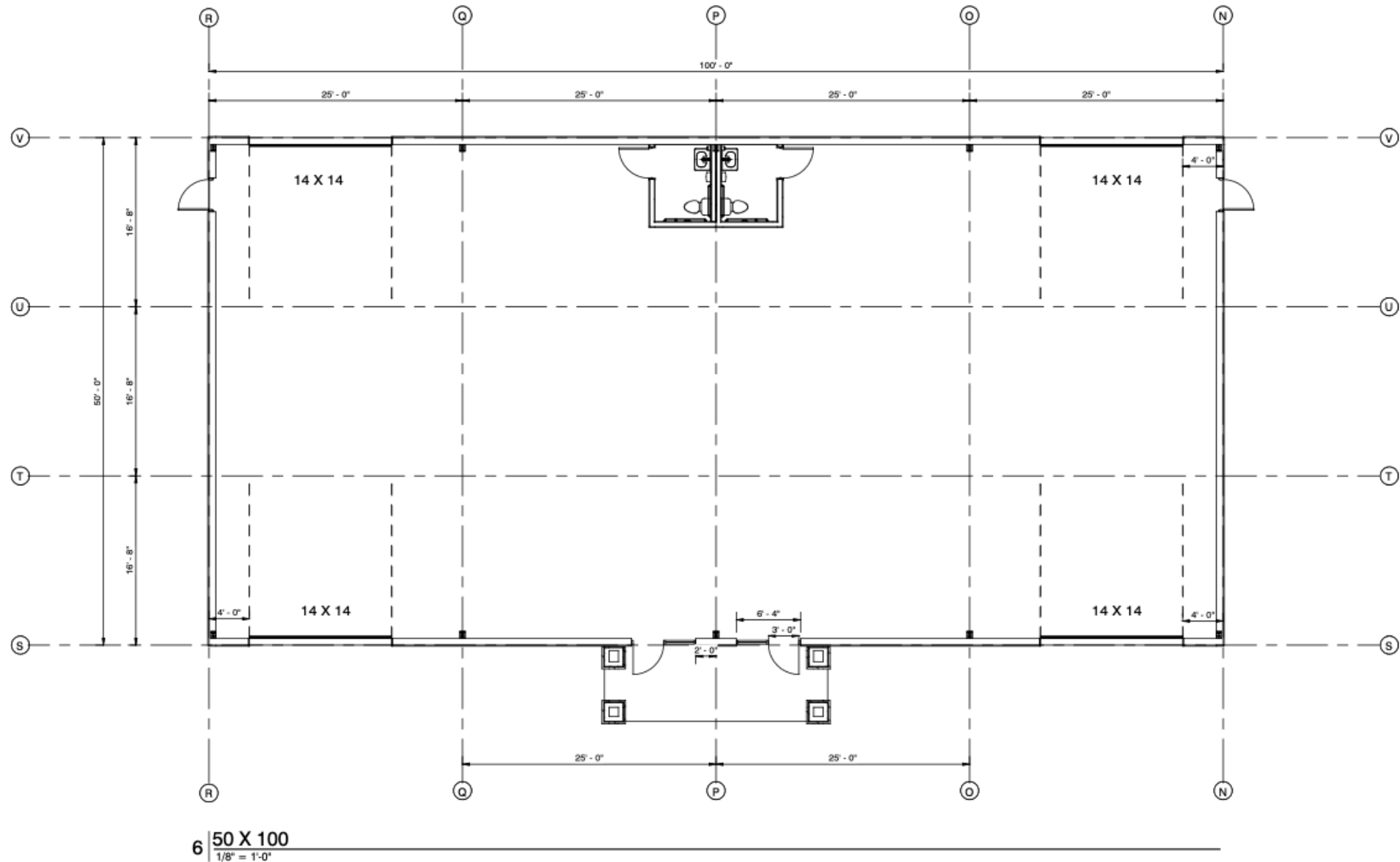
\*USABLE YARD AREA DIFFERS FROM ACREAGE



\*For illustration purposes only. Images are from a previous project



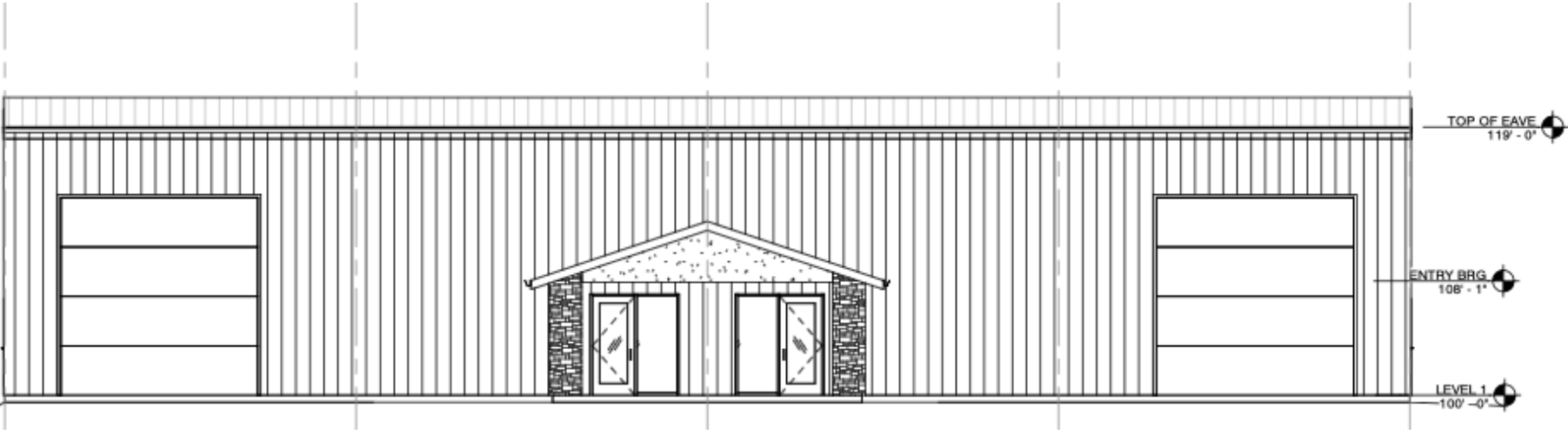
# BUILDING PLANS



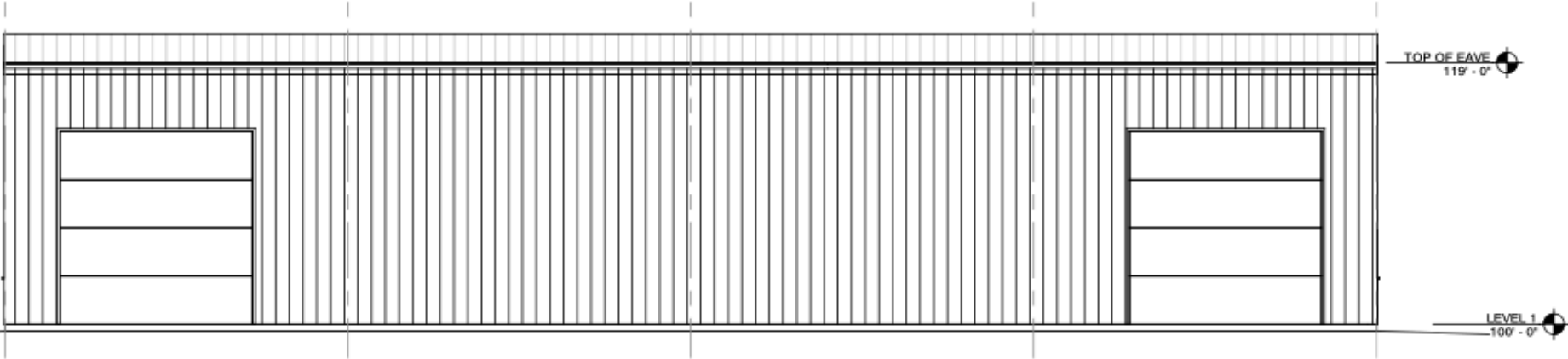
\*For illustration purposes only. Floor plans subject to change



# ELEVATIONS



9 | FRONT ELEVATION  
1/8" = 1'-0"



10 | REAR ELEVATION  
1/8" = 1'-0"

\*For illustration purposes only. Floor plans subject to change



# LOCAL AREA MAP





# WHY SOUTHERN UTAH?

Exceptional Climate - Over 300 days of sunshine each year with ideal weather for year-round outdoor activities

Fastest Growing County - Washington County is the fastest growing county in the state of Utah (per capita)

Ultra-Low Property Taxes - Effective property tax rate of only 0.40% vs. national median of 1.02%

Strategic Location - 2 hours to Las Vegas, 4 hours to Salt Lake City, with regional airport access

Diverse Economy - Tourism, education, healthcare, tech, and renewable energy provide stability

Educational Hub - Home to Southern Utah University with quality schools

Tourism Powerhouse - Over 2 million visitors yearly create strong short-term rental demand

Unmatched Natural Beauty - Red rock cliffs, bluffs, mesas, mountains and desert with Zion National Park access

**16.9%**

US AVG: 3.0%

5yr Population Growth

**3.6%**

US AVG: 4.2%

Unemployment Rate

**26.2%**

US AVG: 14.6%

5yr job Growth



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