

FOR SALE

UNDER CONSTRUCTION

# INDUSTRIAL INVESTMENT PORTFOLIO

670 N OLD HWY 91  
HURRICANE, UT

**DESERT  
FORGE**  
INDUSTRIAL PARK

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**ALIGN**  
COMPLETE REAL ESTATE SERVICES

# PROPERTY DETAILS

Align Real Estate is pleased to present this new construction Industrial Investment opportunity located in Hurricane UT. This site consists of 7 buildings with multiple Tenants

PROPERTY ADDRESS	670 N Old Hwy 91, Hurricane UT
LOT SIZE	2.45 Acres
SQUARE FOOTAGE	35,000
ASKING PRICE	\$8,750,000
NOI	\$525,000 Projected
CAP RATE	6.00% Projected
STATUS	Under Construction/Preleasing



# PROFORMA

The following are projected assumptions based on comparable properties in close proximity to the site. Both Rent and CAM fees are actual expenses from a sister project

PROFORMA	ANNUALLY
RENTAL INCOME	\$525,000
CAM FEE INCOME	\$84,000
EXPENSES	-\$84,000
<b>NOI</b>	<b>\$525,000</b>

UNIT NUMBER	SQUARE FOOTAGE	ACREAGE	PROJECTED RENT*	\$/SF/MO
LOT 23 & 24	10,000	0.73	\$12,500	\$1.25
LOT 25	5,000	0.37	\$6,250	\$1.25
LOT 26 & 27	10,000	0.68	\$12,500	\$1.25
LOT 28 & 29	10,000	0.68	\$12,500	\$1.25
<b>TOTAL</b>	<b>35,000</b>	<b>1.78</b>	<b>\$43,750</b>	

CAM FEE EST**	ANNUAL EXPENSE	\$/SF/MO
PROPERTY TAXES	\$44,000	\$0.10
INSURANCE	\$13,300	\$0.03
WATER/SEWER	\$4,000	\$0.01
MANAGEMENT	\$15,000	\$0.04
RESERVES	\$8,400	\$0.02
<b>TOTAL</b>	<b>\$76,300</b>	<b>\$0.20</b>



# SITE PLAN

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SITE PLAN

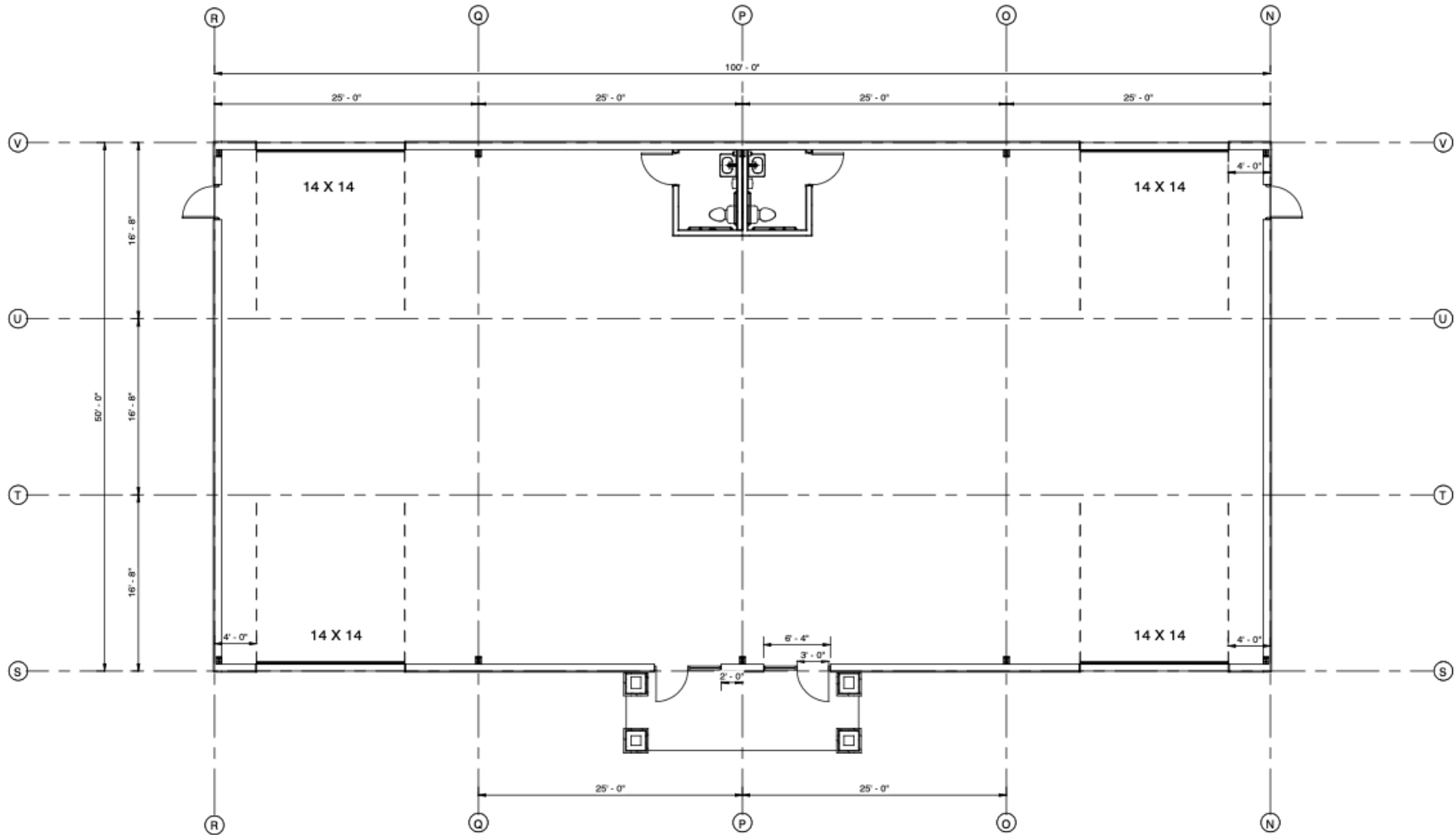


# PHOTOS



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

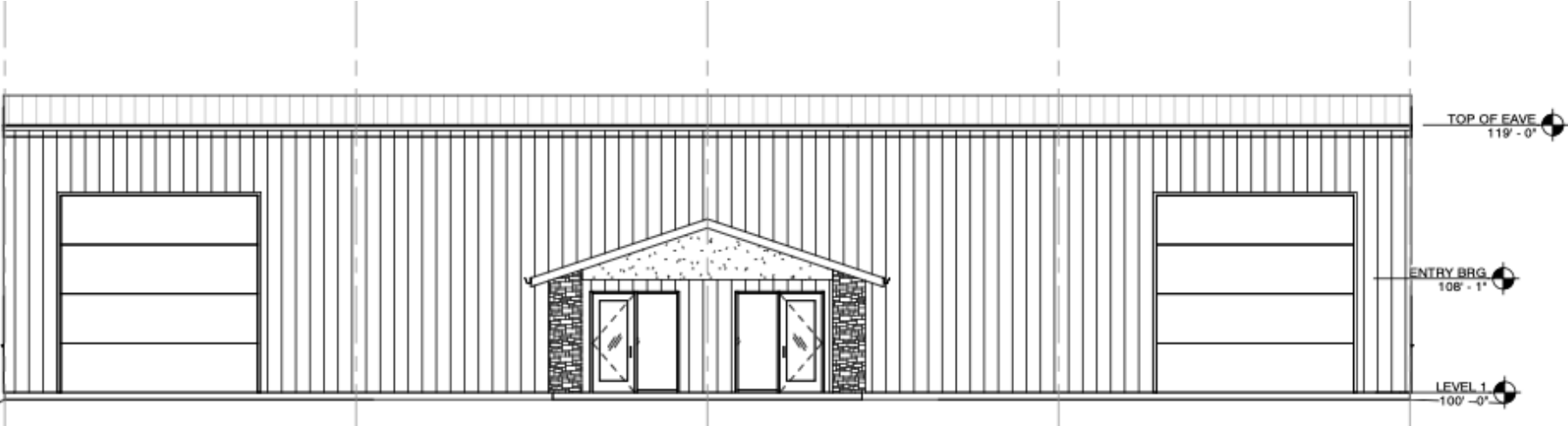
# BUILDING PLANS



6 | 50 X 100  
1/8" = 1'-0"

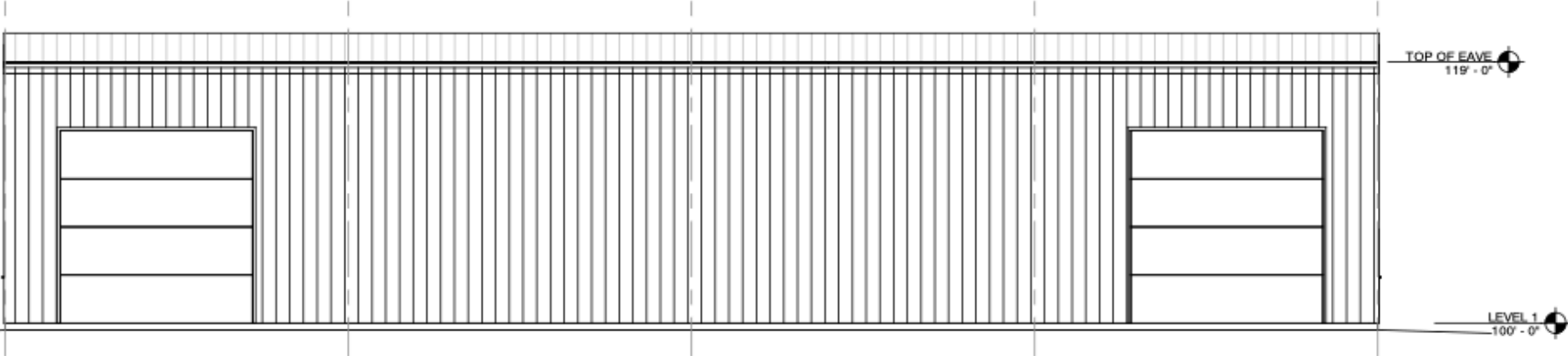
\*For illustration purposes only. Floor plans subject to change

# 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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