

FOR SALE

NOW TAKING RESERVATIONS

OFFICE/WAREHOUSE  
OWNER/USER  
INVESTMENT

670 N OLD HWY 91  
HURRICANE, UT

DESERT  
FORGE  
INDUSTRIAL PARK

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ALIGN  
COMPLETE REAL ESTATE SERVICES

ACRESUTAH.COM

# 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 .40 - .80 of an acre
Projected Completion	Q1 2027
Power	3 Phase
Zoning	M1
Features	Fenced Yard
	Demisable, seperately metered
	Freeway visibility



# SITE PLAN

AVAILABLE FOR RESERVATION

**DESERT  
FORGE**  
INDUSTRIAL PARK

SITE PLAN

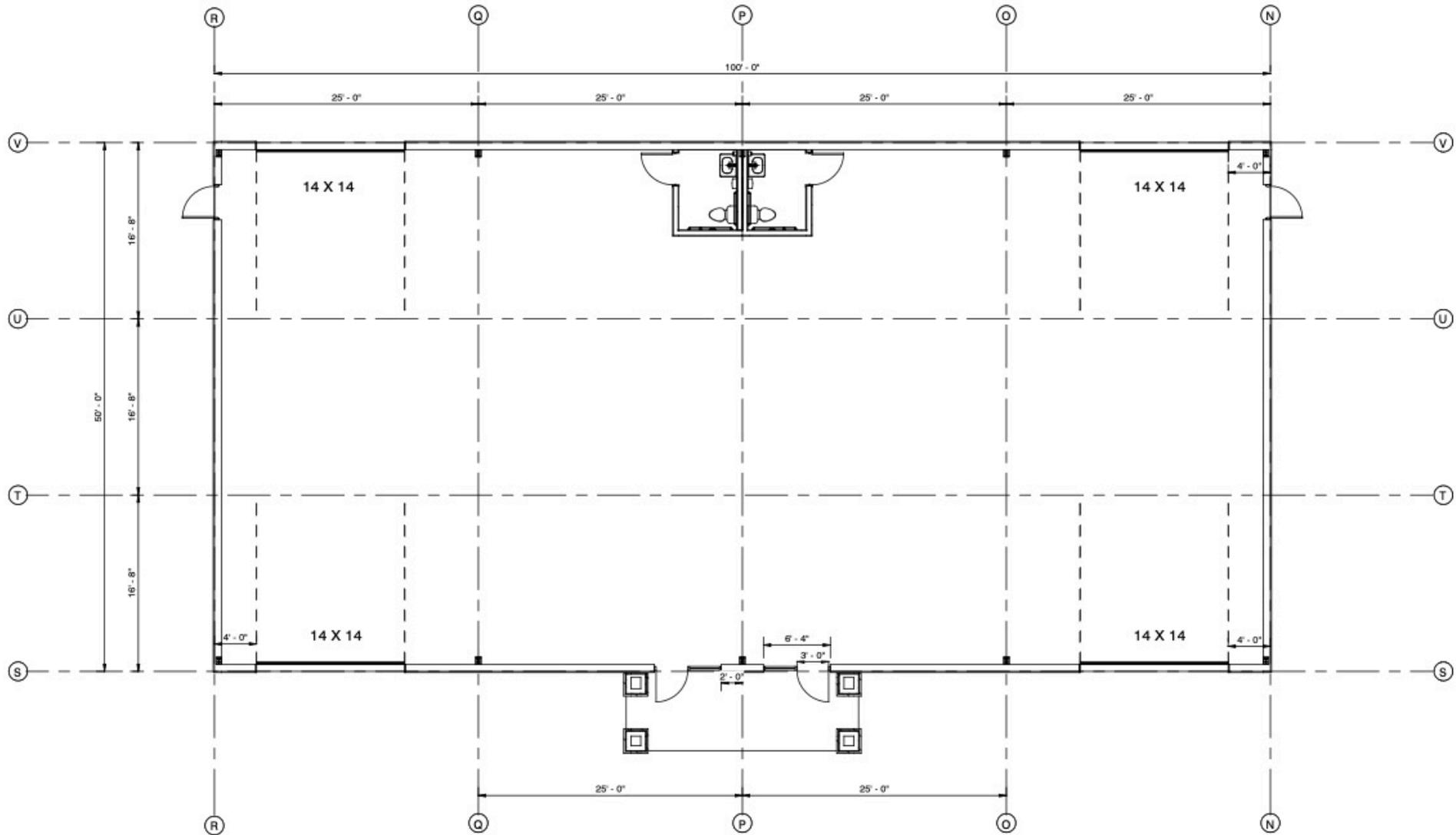


# PHOTOS



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

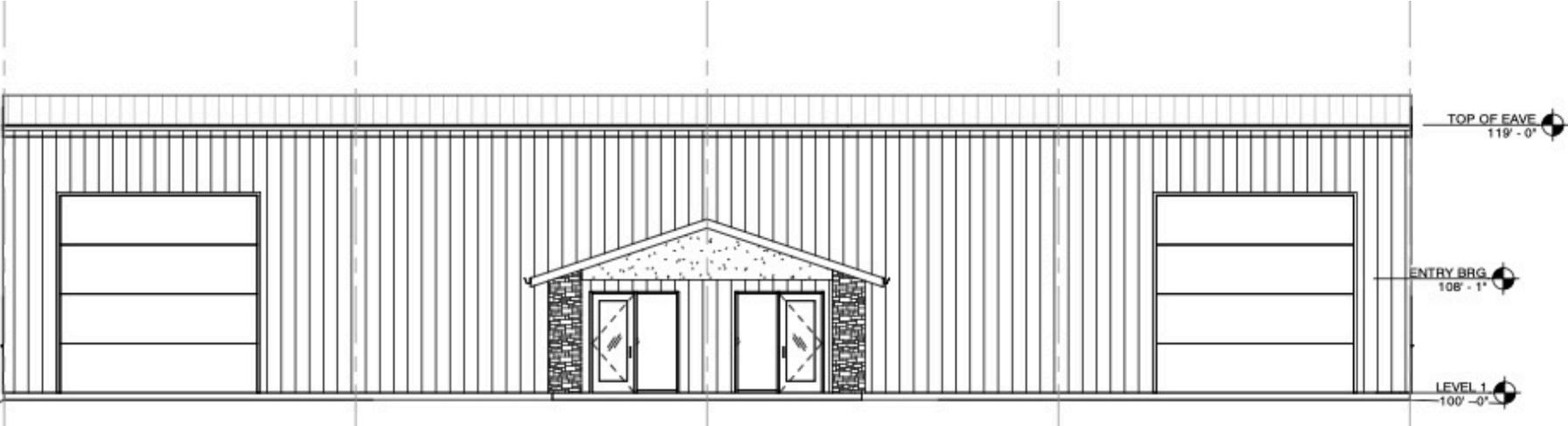
# BUILDING PLANS



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

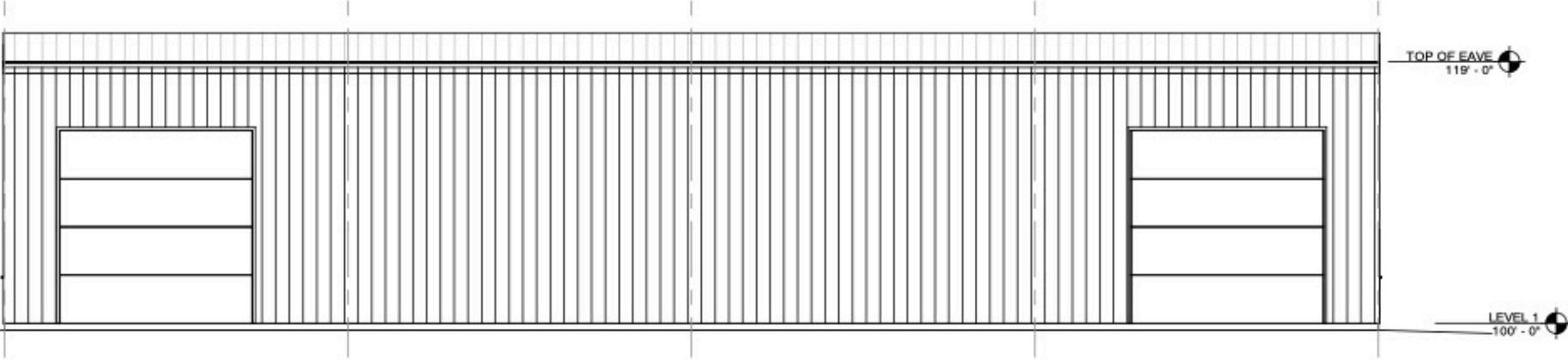
\*For illustration purposes only. Floor plans subject to change

# 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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