

Northridge Industrial Park

459-491 N Old Hwy 91 | Hurricane, UT 84737



FOR LEASE

**Warehouse Condo Units
1,500-15,000 SF Available**

AVAILABLE TODAY

1,500 SF: \$2145/SF NNN

3,000 SF: \$2995/SF NNN

5,000 SF: \$5245/SF NNN

15,000 SF: Upon request

TEXT OR CALL

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Commercial & Industrial Specialist



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PROPERTY INFORMATION

- Prime Hurricane Location
- Excellent visibility and convenient access to I-15
- Flex/warehouse units available for lease and purchase
- Suitable for a wide range of industrial, showroom, and office uses
- Ample on-site parking
- Prominent freeway-facing signage available
- Year Built: 2026
- Zoning: BMP (Business Manufacturing Park)
- General Plan designation: Light Industrial/Business

The information provided herein is believed to be accurate and has been obtained from sources considered reliable; however, it has not been independently verified. No express or implied representation or warranty is made as to its accuracy or completeness. Pricing, terms, availability, and other property information are subject to change or withdrawal at any time without notice.

Property Information

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- 35 units in the property (1,000 – 15,000 SF)
- Units available for lease: 1,500, 3,000, 3,500, 10,000, and 15,000 SF options
- Built in 2008
- Year Built: 2026 (confirm—conflicts with above)
- Zoning: BMP (Business Manufacturing Park)
- General Plan: Light Industrial/Business
- Prime Hurricane location
- Excellent visibility and convenient access to I-15
- Flex/warehouse units available for lease and purchase
- Buildings also available for purchase
- Suitable for industrial, showroom, and office uses
- Ample shared parking throughout the business park
- Prominent freeway-facing signage available
- Yard space available for lease

Unit Information

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1,500 SF



3,000 SF



5,000 SF



- Approximate unit depth: ~100'
- 10' x 12' roll-up doors
- Clear height: 18'
- Storefront exposure on freeway-facing side
- Each unit includes a storefront area, office, front and rear man-door access, roll-up garage door, private restroom, water access, three-phase 220 amp power

Building Layout:

Building A: 6 units - 30,000 SF
Building B: 4 units - 20,000 SF
Building C: 6 units - 23,500 SF
Building D: 7 units - 25,573 SF
Building E: 6 units - 12,000 SF
Building F: 6 units - 20,165 SF



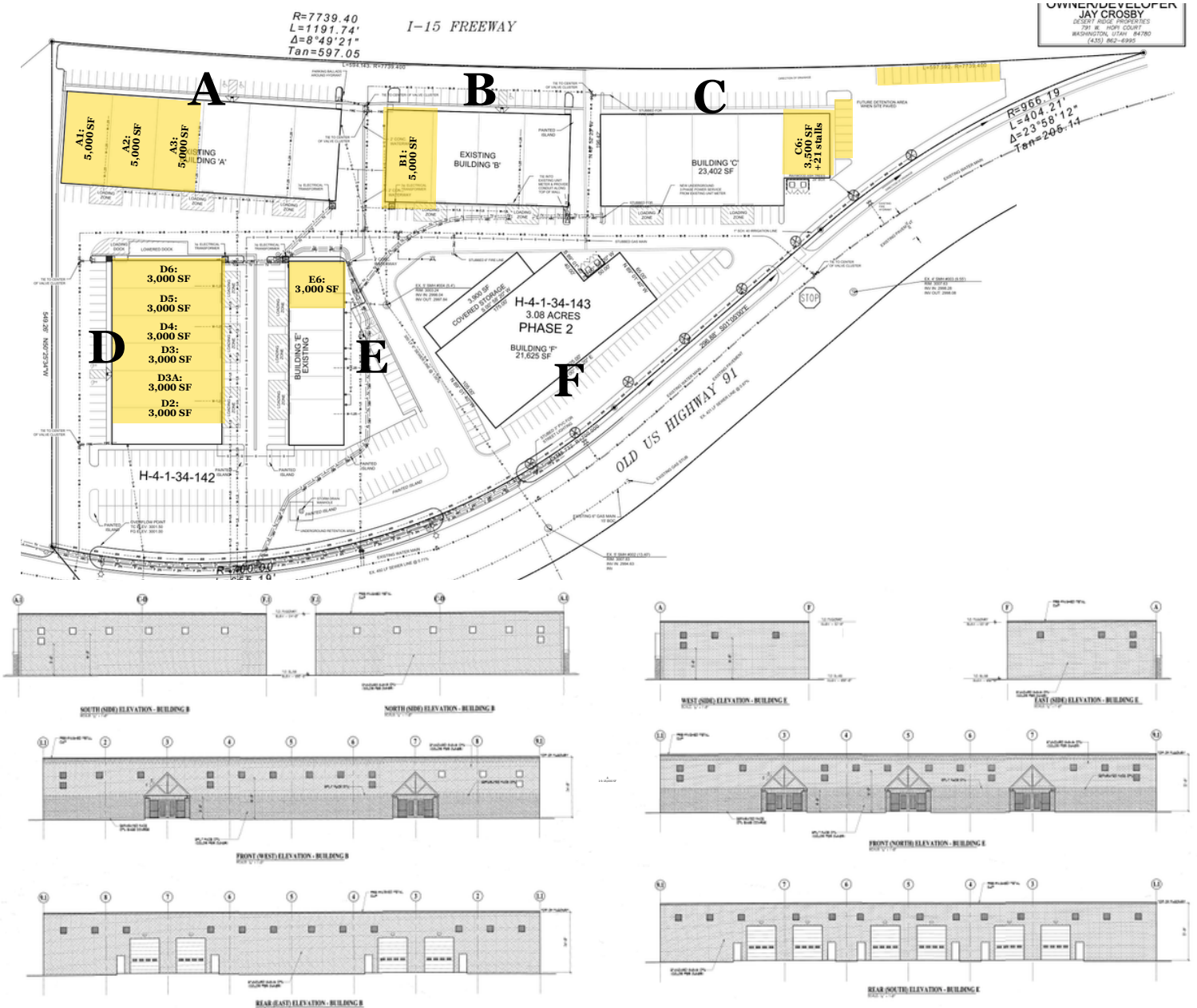
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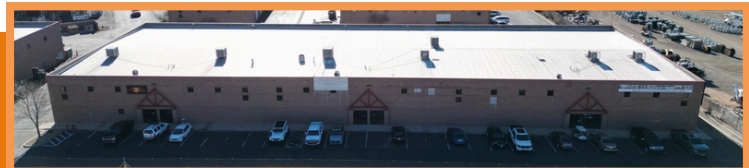
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Site Plan



Warehouse Condo Units
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Available For Lease or Sale
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Northridge Industrial Park Map

Hurricane



SITE



Utah DMV Hurricane
Office/Utah State Tax...

Jellystone Park™ Zion

Quail Creek
State Park

Grandpa's Pond Park

Virgin River



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