



FOR LEASE

OFFICE/WAREHOUSE LOTS 2 & 3

780 N OLD HWY 91
HURRICANE, UT

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EXCLUSIVELY MARKETING BY

ALIGN
COMPLETE REAL ESTATE SERVICES

ACRESUTAH.COM

PROPERTY DETAILS

Align Real Estate is pleased to present brand new Industrial space for lease in Hurricane UT. With freeway visibility, excellent access and fenced yard space, the project is ideal for Contractors, Automotive, Light Manufacturing and general shop space.

PROPERTY ADDRESS

780 N OLD HIGHWAY 91

AVAILABILITY

2,500 UPTO 5,000 SF

POWER

200 AMP / 3 PHASE

GRADE LEVEL DOORS

TWO (14' W x 14' H) PER 2,500 SF

YARD

FENCED AND PAVED

CLEAR HEIGHT

14' - 16' CLEAR

ZONING

M - MANUFACTURING

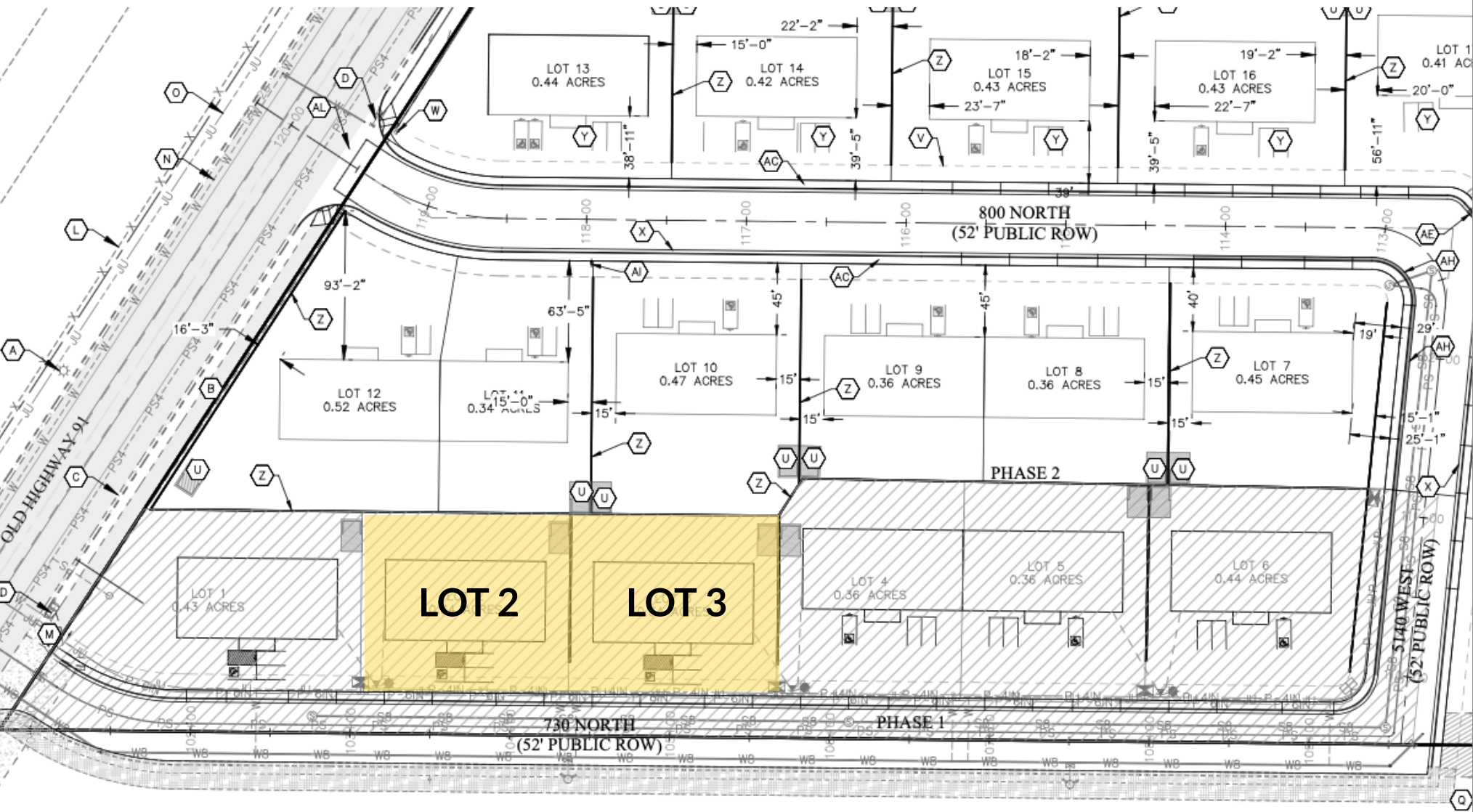
LEASE RATE

\$1.45/SF NNN | CAM FEES \$0.20/SF

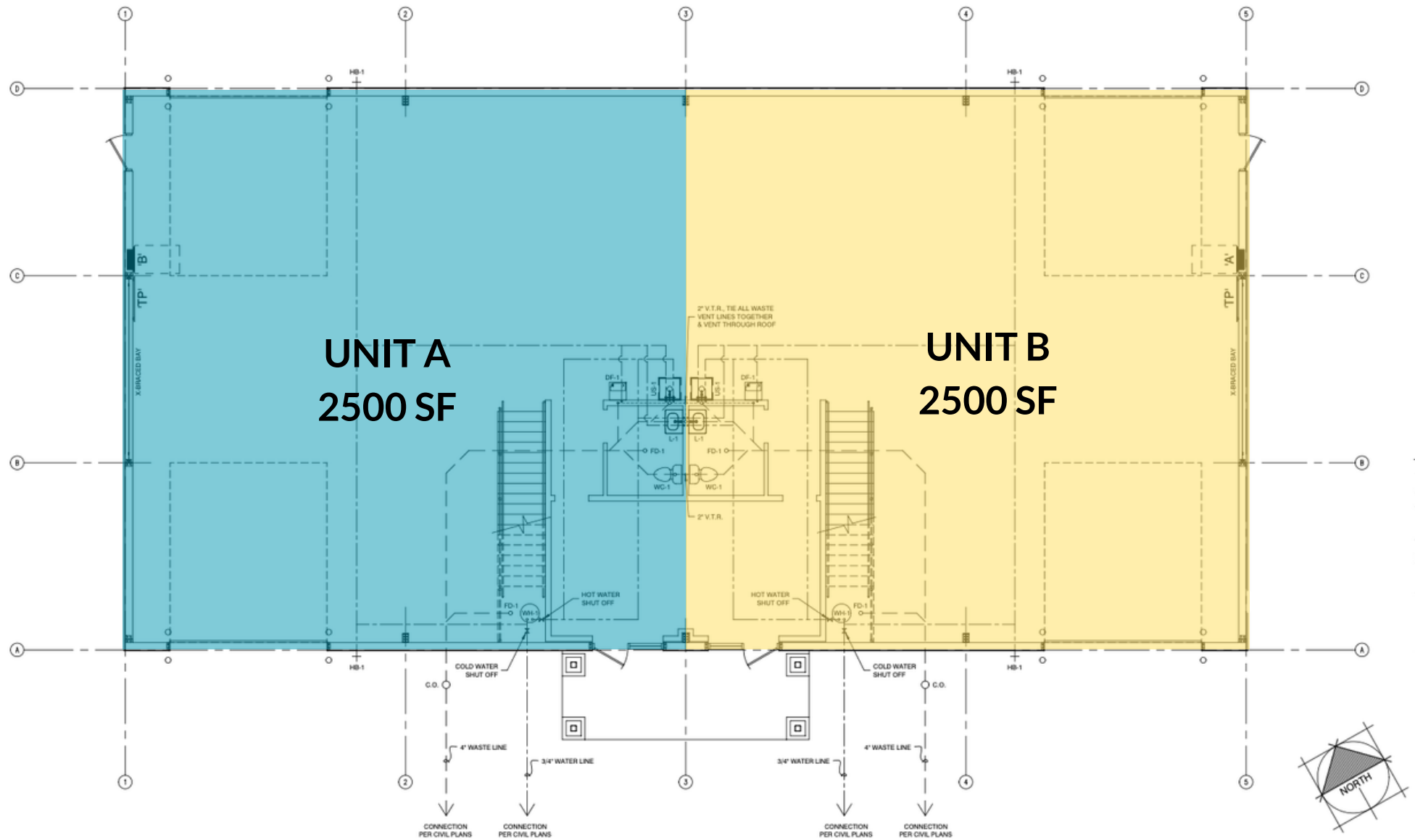


SITE PLAN

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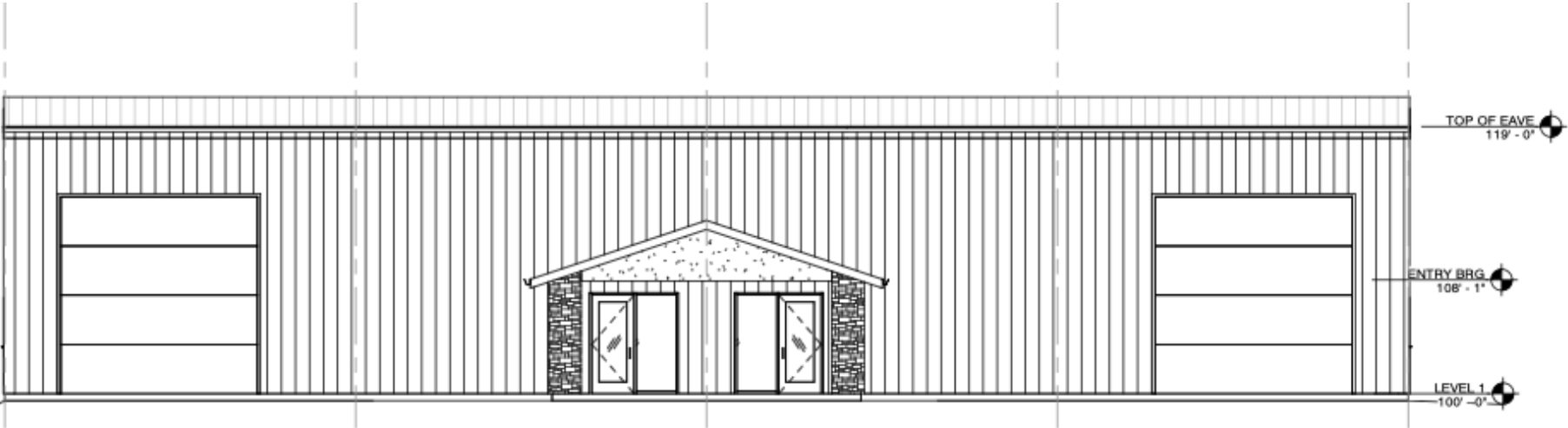


AVAILABLE SPACE

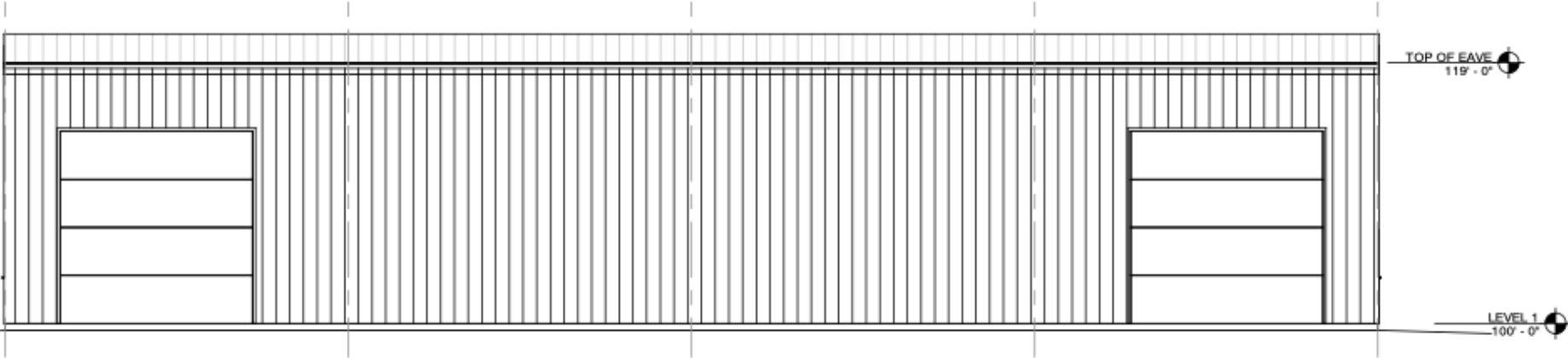


PLUMBING PLAN
SCALE: 3/16" = 1'-0"

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

**ANDRUS
CONSTRUCTION
& DEVELOPMENT INC.**



**IRONWOOD
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