



Tooele Business Park
Tooele, UT
August 2021

Private and Confidential

SITE OVERVIEW



OPPORTUNITY BACKGROUND

- Ability to develop up to 4 MSF on the 292-acre site in Tooele, where utility prices are lower than Salt Lake City's. Tooele will also offer assistance such as tax credits and tax incentives to incoming companies depending on the nature of the development.
- Tooele County, the 7th fastest growing county in the nation, is a mid-sized submarket containing ~5.0 million square feet of industrial space.
- The Salt Lake region is known as the "Crossroads of the West" for its excellent connectivity to the entire country. This connectivity has helped establish the region as a global marketplace due to its ability to facilitate an efficient flow of goods through its vast transportation networks.
- Tooele offers access to a well-trained employee base, over 75% of which, currently commute to Salt Lake County for work. Including 5,000 workers within the transportation industry.
- The site is flat and can be pad ready quickly in comparison to most competitive land sites. The site will also have rail spurs giving users/tenants access to Union Pacific's rail adjacent to the site.
- In 2022, construction for the Midvalley Highway will begin, allowing direct access to State Route 112 from State Route 36. The highway will give tenants in the Peterson Industrial Depot better access to Interstate 80. We have begun working with EDC Tooele and UDOT on the highway's path in a way that can be most advantageous for the site and tenants.
- Since 2018, some notable developments in Tooele include Cabela's (600 KSF), LKQ Corporation, Savage Services and Carvana.
- Other major private employers in Tooele are Detroit Diesel (a division of Mercedes Benz), Mountain West Medical Center, Carlisle Syntec, Usana, Overstock.com, and Walmart (including a 1,200,000 SF Walmart Distribution Center).



LOCATION OVERVIEW

LOCATION HIGHLIGHTS

I-80

- 16 Miles / 20 Minutes

Tooele Airport

- 8 Miles / 10 Minutes

Midvalley Highway

- 0 Miles / 0 Minutes

SR 36

- 1.4 Miles / 4 Minutes

Downtown Salt Lake City

- 39 Miles / 45 Minutes

Salt Lake City International Airport

- 32 Miles / 35 Minutes

DEMOGRAPHICS

Total Population

- 38,241 people within 5 miles

Labor Force

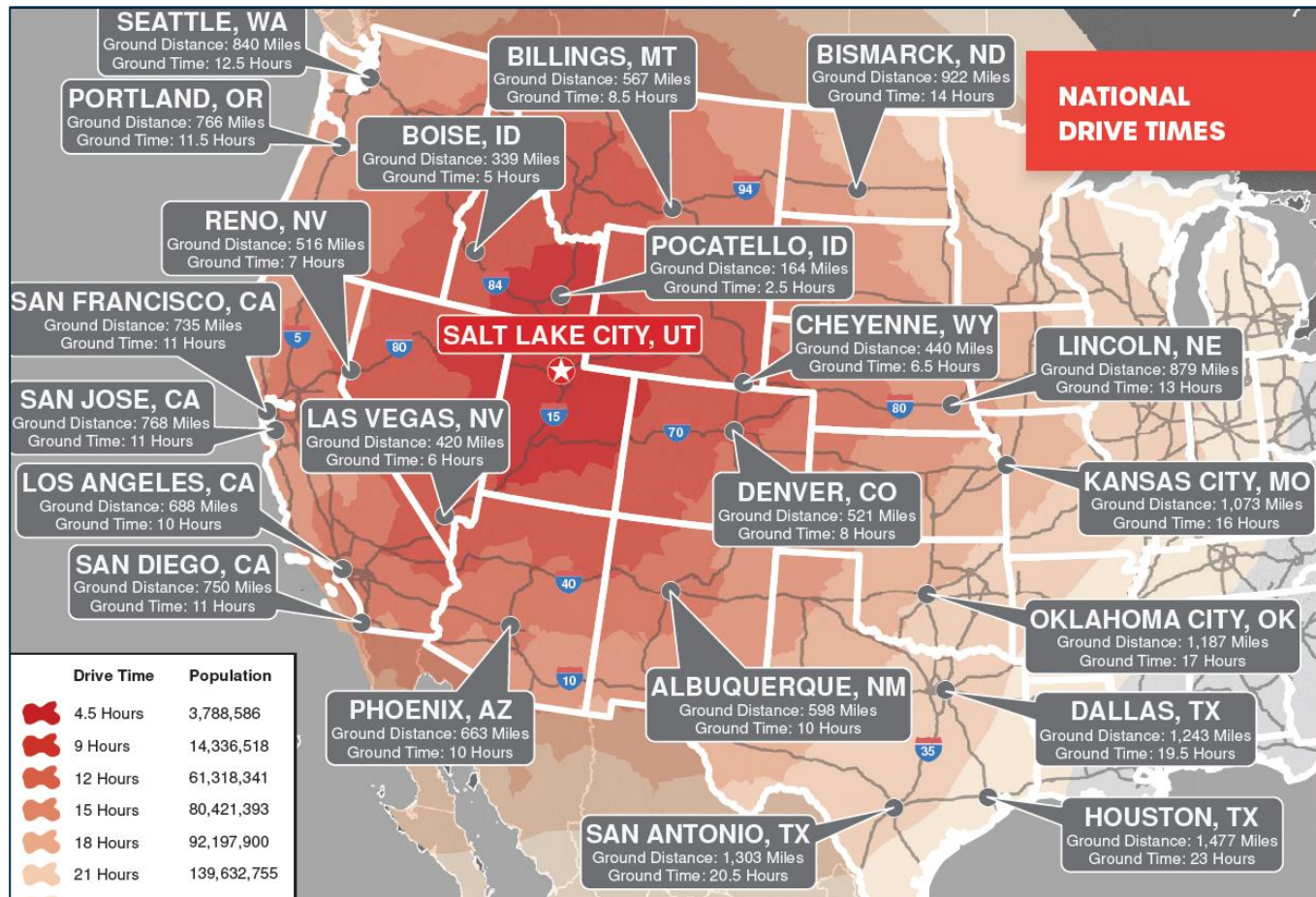
- 27,245 people within 5 miles

Household Income

- Average household income within 5 miles is \$74,067



LOCATION OVERVIEW



LOCATION OVERVIEW



AERIAL OVERVIEW

