



# The Depot Report

## WELCOME

Utah Industrial Depot is pleased to welcome the following companies to our Industrial Park. We wish each much success in their future operations.



### GOSSAMER

**STEEL FABRICATION**, a West Jordan based company finalized a lease agreement for 31,472 square feet of space in Building 608, Suite 1. Gossamer Steel has been in business for over 20 years, specializing in steel fabrication for municipalities in the sewer and water industries. Gossamer Steel has expanded to Tooele to create a facility with additional capacities, providing assistance to its West Jordan facility. For information about Gossamer Steel's products and services, please contact their office directly at 801-280-8885.

**ECLIPSE SHUTTER COMPANY**, a manufacturer of custom made wood shutters, has obtained a lease for 13,549 square feet in Building 669, Suite 12. Owners, Jack and Nancy Engilman have been in the wood shutter business for over 25 years. Relocating to UID



from their 8,000 square foot California base of operations, enabled Eclipse Shutter ample expansion space. For information on Eclipse Shutter services, please contact Mr. Jack Engilman at (909) 499-3385.

### MMS, INCORPORATED of UTAH



is relocating from Salt Lake City to UID's Building 602. The affordable lease rates at UID enabled MMS to expand their working facility to double the size of their Salt Lake operations. MMS, Inc. has been in business since the mid 1970's. The company repairs and manufactures pumps and rotating machinery. For information on MMS and their services, please contact Jerzy Moszynski at (801) 572-3306.

**LEDGE SPORTS** has relocated from a 5,000 square foot facility at UID to a 10,000 square foot space in Building 659. Ledge sports distributes and sells sleeping bags. You may reach Ledge Sports representatives at (801) 208-0040.



## TENANT EXPANSIONS & LEASE EXTENSIONS

We are pleased to announce that the following tenants have selected Utah Industrial Depot for their continued ongoing operations.

- **B-S Company:** 12 acres of land at 100 South Glenn Court
- **Al & Lid Furniture:** 10,000 square feet in Building 641, located at 1820 West G Avenue
- **Light House Community Church:** 8,000 square feet in Building 605, located at 505 S. Brenda Place
- **Total Security:** 2,000 square feet in Building 605, Suite 4, located at 505 S. Brenda Place.

## STORAGE UNITS UNDER NEW MANAGEMENT

Effective June 15, 2005, management of our storage units will be administered by Cutting Edge Self Storage Management. With over 20 years of experience in the self-storage industry, the company will have an on-site office to serve you. The new **Depot Self Storage** office has been constructed at 1685 West James Way, at the west entrance gate to the storage units. Please direct all payments and written correspondence to this address. Operating hours are Monday—Friday, 9:00 a.m. to 5:00 p.m. You may telephone the office directly with any inquiries at 435-843-4467.



*Depot Self Storage  
1685 West James Way  
Tooele, UT 84074  
(435) 843-4467*

This transition affects storage units only, and will have no bearing on RV or warehouse storage.

## MARKETING REPORT

By Deryl Davis

The commercial real estate market seems to be holding a healthy pace through the first quarter and until now. In a recent article in "Utah Business Magazine", Gary Magnum of Coldwell Banker Commercial NRT is quoted as saying "... this first quarter of the year has been the strongest year we have had in a decade in the commercial real estate market. I see that trend continuing." It seems that all the commercial brokers are in agreement with this statement, with the exception of the real estate investment market, which may be a bit of a bubble, due to the stock market making gains.

Here at the Depot, we have certainly felt the strength of the market. We signed up a total of 68,000 square feet in the month of May and have leases out for signature at the writing of this article. Our new neighbors are Gossamer Steel, Eclipse Shutter Company, and M.M.S. Inc.

If you know of any companies you think would add to the vibrancy of the park or would help support our current tenant and owners, please let us know.

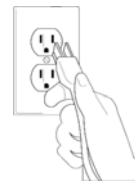


## ELECTRICAL SERVICE UPDATE

As many of you know by now, we will be completely changed over from the U.S. Army's power to Utah Power & Light (UP&L) by mid August. We are currently 75% converted to UP&L. We appreciate everyone's assistance and understanding of the brief, scheduled electrical service down time. This, of course, is necessary for the safety of the workers and our tenants. We

continually strive to minimize interruptions by working after normal hours of operation and on weekends.

Should any customer of UP&L have any questions on service or loss, please contact UP&L directly at 1-888-221-7070.



*Buildings That  
Make You ...  
Not Break You*

Utah Industrial Depot

545 North Lodestone Way  
Tooele, UT 84074

Phone: 866-646-4500  
Fax: 435-843-4550  
Email: info@utahid.com