

The Depot Report



WELCOME

Utah Industrial Depot (UID) welcomes **U.S. Magnesium** into our Park. While most of our clients come to us to meet their building or land needs, U.S. Magnesium was drawn to UID for the rail storage services we provide. Through our contract with the U.S. Army, UID will receive and provide storage for rail cars during U.S. Magnesium's off season.

Kennecott Exploration Company, a leader in mineral exploration and evaluation in North America, recently secured a lease for a 2,000 square foot facility in UID's Building 669, Suite 8.

Ritchie Bros. Auctioneers, the world's largest heavy equipment auctioneering company, is currently preparing for their next auction, scheduled for October 20, 2005. For several years, Ritchie Bros. has held

two auctions per year at UID. UID's central location and vast amount of available land, makes this an excellent location for Ritchie Bros.' auctions.



GROWTH

Utah Industrial Depot is pleased to have the opportunity and capability to work with each of these companies in meeting their requirements during their growth process. Congratulations to each of you on your success.

Since September 2002, **Wal-Mart Stores, East** has been leasing about 13,000 square feet of storage space in UID's Building 651, Suite 6. The company recently extended the

term of their lease and expanded to a total 22,000 square feet.

Midwest Canvas is currently occupying approximately 45,000 square feet of space in Building 639. In preparation for the winter months, the company's peak time, they have secured an additional 16,000 square feet of storage space in Building 637.

Last year, **Utah Military Museum** purchased approximately 2 acres of property in the Utah Industrial Depot. They have recently closed on an additional 4 acres of property within the Park. This purchase included 10,000 square feet of building space. Utah Military Museum refurbishes WWII military vehicles.

FREIGHTLINER RENEWS LEASE

Freightliner, L.L.C., Portland Oregon, a division of the worldwide Daimler Chrysler Corporation, has renewed its lease for Building 619, located at 450 South Garnet Street, Tooele, Utah.

The company has expanded their operations to include the entire 195,000 square foot building and eight acres of land north of the building. The land will be used to

organize trucks for priority rework scheduling.

Mr. Dave O'Neill, Facility Manager, has directed the growth of the company for the past few years. He is most astute in planning, scheduling and work line efficiency. Through his direction, many new process innovations have been implemented in the rebuilding and reconditioning program of Freightliner. Freightliner has been consolidating in some areas while

growing in others, and has been adding employment to the Tooele, Utah operation. They currently have approximately 200 employees at this location.

A special congratulations to Dave since he recently completed his Master's Degree, while leading the Utah Freightliner organization. Congratulations Dave. Keep up the good work!

MAINTENANCE & SAFETY



We recently sent out notices to our tenants advising that our annual fire

suppression systems inspection, testing and certification for year 2005 - 2006 will commence on Monday, September 12, 2005.

Completion of this task will require that we have access to all interior areas of the buildings. The expected duration for this project is approximately three to four weeks for completion. Any

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questions regarding this project should be directed to Jesse Sablan at 843-4500, ext. 105.

This is a brief update on maintenance for the next three

months. We will be preparing for the snow fall by finishing up roof repairs and re-roof projects. Road maintenance will include pothole repair and some repaving. Please keep a watchful eye out for the road

crews when driving around the Depot. We also request that all tenants continue to assist us in reporting all roof leaks by faxing information to our office at 843-4550.

INDUSTRIAL MARKET UPDATE

The mid-year reports have come out and the industrial sector of the real estate market is looking up. Vacancy has dropped 2% from this time last year and we have seen a few new manufacturing companies locate to Utah. Rental rates have stabilized and there are forecasts

that we will see an increase over the next year.

Activity in the park has spiked as well. Our inquiries are up and we have had many potential tenants tour over the last couple months. We hope the next time this newsletter comes out we are

introducing new tenants and owners.

Please let us know if there are any companies you would like to see in the park as a support to your business.

Please contact Deryl Davis at (801) 330-6053 if you have questions on our availability.

MARKETING TRAIL, PHASE III

In continuing with our mission to assist in easy navigation through our park, we have begun painting six 90,000 square foot warehouse buildings with large, identifying building numbers. This number

system was adopted from the Army days of old, and will greatly assist our tenants' clientele in locating your place of business. In the coming weeks, the building numbers will be highlighted with accentuating paint color schemes encompassing the whole building.

In addition, we are installing a second grid map and tenant directory at our northeast entrance on "K" Avenue and SR-112.

UP&L CHANGEOVER UPDATE

We'd like to provide a quick update on the electrical service provider change from the U.S. Army to UP&L. With the conclusion of Phases I and II, which brought new service lines to each building, the changeover was complete.

In addition to new service lines, which allow for more consistent and reliable power, a new substation is under construction. The new substation will work in line with the existing substation, to which it is adjacent.

This will increase UP&L's capabilities to serve UID's current and future tenants to full capacity.



UTAH INDUSTRIAL DEPOT TENANTS

If you would like additional information on Utah Industrial Depot, please visit our website at www.utahid.com. For a list of a companies that own or lease property at the Depot, click on our Tenants link.