

# The Depot Report



## WELCOME

Utah Industrial Depot welcomes **Depot Furniture** to Tooele and to our business park. Most of you already know they are located in the north half of Building 670 at 210 North Lodestone Way. From the looks of their inventory, they are planning on Tooele County continuing to grow. I was surprised how they have organized the bedroom, living room, kitchen, and other areas of the home into furnishing display areas.

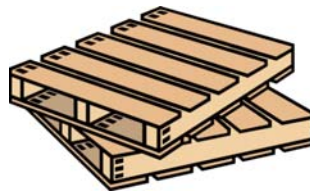


Since they occupy half of the available space in the building, they have ample room to grow and expand. It is very refreshing to have local entrepreneurs accept the requirements of their neighbors and commit in such an enthusiastic way to accommodate the population's furniture needs.

UID sends out a big welcome to Teresa and Jeff McNeil, and wish them the very best in their new venture.

**Pallet Industries / IFCO Systems** has signed a lease for 45,000 square feet in Building 641, Suite 2. Pallet Industries is North America's only single-source provider of complete pallet management

services. As such, they provide new and recycled pallets. They also remanufacture pallets constructed from recycled and/or new materials and custom size pallets.



This facility is Pallet Industries' first in the intermountain area. We wish Pallet Industries success in their future growth plans. For more information, please visit their website at <http://www.ifcosystems.com>.

**Desert Power, L.P.**, a contractor and owner of independent power plants has signed a lease for 45,000 square feet in Building 650, Suite 4. Desert Power is currently expanding a power plant they own in Tooele County. Utah Industrial Depot was pleased to provide Desert Power a property tailored to their individual needs.



**Tooele Sandblasting** signed a lease for a 2,170 facility, located at 390 South Jake Court. For information on their services, you

may contact owner, Brad Hall, at 435-224-3771.

**Seals & Packings, Inc.**, is an ISO 9001:2000 Certified company and industrial stocking distributor of o-rings, seals and custom molded rubber products. The company was founded in 1982 by Gerald L. Faulconer in Richardson, Texas and has grown to employ over 90 people in four locations across the United States, including Houston, Texas, Atlanta, Georgia and Pleasanton, California. Seals recently purchased Burly Seal, a manufacturing facility of custom molded rubber products which has been operating in Building 604 of the Depot. Now the company will be able to complete the circle by being able to produce and sell their own product.



This has been an exciting year for the Depot. We have welcomed many new companies into the park and have had several expansions. The latest company is **Utah Wool Marketing Association**. They have purchased the north side of Building 657 and we welcome them. They market wool to the world from the Western United States and have relocated from Salt Lake City.

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**Utah Fabrication** has renewed their lease on 21,000 square feet of space at Building 615, located at 1900 West D Avenue. This steel fabrication company is a long time tenant of UID's, who also became an owner with their purchase of Building 691, a 44,000 square foot facility. You may find more information about Utah Fabrication by visiting their website at <http://www.utahfab.com>.

**Detroit Diesel Remanufacturing**, a long time owner within the Utah Industrial Depot, has expanded their inventory and storage capabilities to

include a 45,000 square foot lease at Building 640, Suite 4. Detroit Diesel is a subsidiary of Daimler Chrysler, the leading manufacturer of on-highway medium and heavy duty diesel engines for the commercial truck market. Utah Industrial Depot was pleased to assist in Detroit Diesel's growth plans. For more information on this company, visit their website at <http://www.detroitdiesel.com>.

**Timbercrafts of Utah** has been leasing space in UID's building 607 for over a year. This tenant recently expanded within the park by 12,000 square feet when they obtained a lease for Building 590, located at 505 South Alexander Drive. The additional space will serve as storage for a variety of parts for heavy equipment. Timbercrafts operates three distinct divisions, including pallet plant, landscape recycle plant, and a snowcat services operation. For more information on Timbercrafts, please visit their website at <http://www.timbercraftsofutah.com>.

## INDUSTRIAL MARKET UPDATE

The commercial market conditions along the Wasatch front have been excellent. All the commercial brokerage companies have been

reporting a banner year. We also have had a banner year as we have leased and sold almost 400,000 square feet. It's exciting to see all the activity as I drive around the Depot. This next year, we should be

well on our way to filling the entire park. We wish you prosperity and happiness in the coming year. Please feel free to call Deryl Davis at (801) 330-6053 if you have any suggestions for the Depot.

## MARKETING TRAIL, PHASE III

We have suspended further building painting until the spring of 2006. We hope that you are as pleased as we are with the fresh new look of the buildings we have been able to complete.



## UTAH INDUSTRIAL DEPOT TENANTS

If you would like additional information on Utah Industrial Depot, please visit our website at <http://www.utahid.com>. For a list of

companies that own or lease property at the Depot, click on our Tenants link <http://www.utahid.com/tenants.htm>.