

# The Depot Report



## CONGRATULATIONS!

We congratulate **Mountain States Asphalt** on their purchase of 20 acres of land at the Utah Industrial Depot. The site located south of SR 112 and east of Emerald Road, will be used for their new road oil storage and distribution terminal.

Despite challenges presented by unpredictable weather, construction of the new facility is progressing and moving along well. The work being accomplished is part of Phase One for the project. Altogether, there will be four phases to complete the project. In its entirety, this project is anticipated to take up to four years to complete.

Each phase will have a very large 1,000,000 gallon tank to hold the heated product, as well as other cylindrical tanks to hold conditioning products.



The product will be brought to the facility by railcars. These railcars will need to be heated to a relatively high temperature, allowing the fluid to be pumped into the large holding tank. After the fluid is put into the holding tank, it is maintained at a desirable temperature until it is loaded into an asphalt delivery tank truck. From the terminal, the material will be distributed to various road

construction sites in Utah and Nevada. The normal operations procedure is for the trucks to come to the terminal late at night and fill their tanks with cargo, then drive to the construction sites early in the morning to start the workday. Some nearby projects may allow for a second or third truck filling per day.

The terminal goes to great lengths to meet environmental requirements. Each product tank is equipped with a vapor recovery system, resulting in only very minimal amounts of odor associated with the process. Railcars dispense a small volume of odor when the hatch on the heated car is opened, as does the tanker truck when the first phase of the filling process is started. All in all, this is a very regulated process, as the owner does not wish to have this product escaping to the atmosphere as a vapor.

The terminal is probably about forty-five days away from completion and receiving the first product. When the process starts, the terminal will be going 24 hours a day until late in the fall, tending to all of the state and county roads. This product is absolutely essential to the state of Utah, Tooele County and Tooele City road systems.

We, at UID are most pleased to introduce you to this new neighbor and taxpaying entity for Tooele City.



We are happy to announce that **Utah Transit Authority (UTA)** has chosen Utah Industrial Depot for their new home here in Tooele County. They have leased the north half of Building 659, which we are currently retrofitting to accommodate their needs. They will be using the space for storage of the buses that will be on the routes to Salt Lake. We will begin to see the buses coming and going in the first part of April. We are proud to have such a stellar company as UTA within our park. Please say hello as you see them around.



Also new to our park is **The Tea Caddy, LLC**, a company that sells a variety of teas throughout the United States via the internet. The company has obtained a lease for 3,575 square feet of space in Building 614, Suite 2. The Tea Caddy has 140 teas to choose from. Please visit [www.theteacaddystore.com](http://www.theteacaddystore.com), the company's website, to see the amazing range of varieties available and for order information.

## INFRASTRUCTURE UPDATE

In support of recent land sales and master development within the park, we have completed many mainline additions to our existing infrastructure systems. Before the construction process, we effectively designed the new systems to serve numerous land

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parcels with upgraded and realigned infrastructure, providing more capacity and reliability to the new, existing and future owners and lease tenants. In this first Quarter, we installed 3,500 feet of new rail construction; 8,200 feet of new communications infrastructure; 4,000 feet of new natural gas 6" mainline; 1,400 feet of new sewer 8" mainline; 400 feet of new water 8" mainline, and 1,200 feet of electrical overhead distribution line on new poles. We have also completed storm water detention requirements for all of our tenants located on the east section of the park. All of our remaining raw ground inventory is generally utility-served; or required utilities are readily accessible.

As necessary as these improvements are, we recognize the inconvenience they may pose to some of our tenants. We thank you for your patience and support.

We wish to remind you of the appropriate agencies to contact regarding maintenance, repair issues or questions regarding the same. For matters specifically related to water, sewer, or streets, you may contact Tooele City Public Works at (435) 843-2137. Please contact Questar Gas directly with natural gas related issues at (800) 767-1689. Rocky Mountain Power should be contacted regarding electrical interruptions and meter issues at (888) 221-7070. Please contact UID directly for your communications requirements at (435) 843-4500.

Utah Industrial Depot invites investors, owners, users and build-to-suit clients to give our professional

staff the opportunity to provide land and/or building needs.

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## LEASING ACTIVITY

We are pleased to announce the assumption of a 45,000 square foot lease to **MTU Detroit Diesel**. MTU is taking over the lease of Building 631, Suite 2, from its sister company, Detroit Diesel West. MTU specializes in the development, manufacture, and sale of off highway diesel engines and engine applications, including workboats, ferries, yachts, navy, rail locomotives, construction machinery and power generation equipment. MTU is using the building for storage and distribution of diesel engines. For more information about MTU Detroit Diesel, please see their website at [www.detroitdiesel.com/off-highway/MtuDetroitDiesel](http://www.detroitdiesel.com/off-highway/MtuDetroitDiesel).

**Cartow**, a vehicle impound and towing service, has renewed their two-acre land lease at UID for an additional year. The property is used as a state impound lot. For information about Cartow and their services, find their web page at [www.cartowtowing.com](http://www.cartowtowing.com).

**Wasatch Heating & Air Conditioning**, a long-time tenant at the Utah Industrial Depot, has recently expanded their leased space by 2,160 square feet. Wasatch uses the leased 6,125 square foot space as a heating ventilation and air conditioning shop. They are located in Building 605, Suite 1, at 505 South Brenda Place. For information about Wasatch Heating & Air Conditioning and their services, please call Wayne Margetts at (435) 830-1415.

**AKS & Sons Services, Inc.**, a local Roto Rooter service company has renewed their lease for 1,200 square feet of space in Building 624, located at 490 South Racetrack, for an additional year. Contact Craig Savage at (435) 833-0172 for information regarding AKS/Roto Rooter services.

Other companies that have recently renewed leases with Utah Industrial Depot include **UNEV Pipeline** (14-acre land parcel and a 2,000 sf building), **Tooele Power** (22,000 sf building), and **Ritchie Bros. Auctioneers** (2-acre land parcel and office space).

In addition to building/land sales and leasing, UID provides railcar storage, as space permits.

**Hill Brothers Chemical** has obtained a rail storage lease at the Utah Industrial Depot for a one-year term. Hill Brothers has transported various chemicals by rail for over 75 years. Their specialty is marketing sales of specialty and/or commodity products into a variety of markets. Hill Brothers is a Western United States based company with annual sales in excess of \$65 million. For additional information, see their web page at [www.hillbrothers.com](http://www.hillbrothers.com).

We thank all of these companies for their continued support of Utah Industrial Depot.

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## UTAH MARKET CONDITIONS

As we begin a new year we are hoping that 2009 will be a year when the economy takes an upswing. Just

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in the last two weeks, we've seen the stock market take a huge jump and that's encouraging.

Last year, our market at the Depot was not what we had set our sights on. In December, we began to see a pickup of activity in requests for information and tours. That has continued to the present time. We are the low cost provider of industrial buildings and we feel, due to the economic conditions, many companies are considering us. We are also one of the most flexible landlords around, which make us attractive in a market such as this.

## THE DEPOT ACTIVITY

As mentioned previously, our activity level is good, considering the economy. We currently have a lease out on a unit in Building 669 and we are expecting an offer from a California concern for a manufacturing building.

We recently mailed out 3,000 post cards to advertise our facilities and have received inquiries from them. The commercial brokerage community continues to inquire for their clients and it seems they have not slowed down at all. Our land requests continue to be strong and we expect a sale or two this year in that area, as we always do.

If you have questions or concerns about your current lease or what's happening in the park, please come by or contact me for an appointment. We are always happy to talk about your current or future needs. My contact info is (801) 330-6053 or email [deryl@utahid.com](mailto:deryl@utahid.com)

## VISIT US

For more information on Utah Industrial Depot, please visit our website at [www.utahid.com](http://www.utahid.com). Additionally, our "Tenants" page provides a current list of companies operating within the Depot. Links for these companies' websites are provided where available.

