

The Depot Report



WELCOME

Utah Industrial Depot welcomes the following companies to our industrial park.

Ski Mountain Supply, a company that provides safety-related supplies and merchandise to most North American ski resorts, is leasing an area of 3,213 square feet for three years. The facility will serve to manufacture and warehouse merchandise for ski resorts in the western half of the United States. Ski Mountain Supply products include custom nets, fencing, rope, signage, racing supplies, clothing, and tents. Their facility at UID is at 10 South Garnet Street, Suite 6. For additional information see www.skimountainsupply.com.

Ken's Gymnastics, a longtime gymnastics facility from Grantsville, Utah has expanded and obtained a five year term on a 10,000 square foot space at UID. Their facility at UID is at 10 South Garnet Street, Suite 14. Now known as **Tooele Gymnastics Academy**, they provide gymnastics instruction on all forms of standard apparatus; from beginner to the advanced gymnast. For information on their programs please call Ken Goodworth at 435-884-6343.

Congratulations to **R&R Equipment Sales & Service** on its recent land purchase at Utah Industrial Depot at 1995 West B Avenue. The land area purchased in March 2010 is

approximately 7.34 acres. R&R specializes in the sale of used heavy construction equipment; however they stock a wide variety of used industrial equipment as well. The newly purchased parcel will be used as a storage and sales facility for used equipment. For information on R&R Equipment Sales & Service please call the owner, Ron Mattinson at 801-330-8237.

Pe Ben USA, Inc., a logistics provider for various construction project applications, has recently obtained a lease on a 40 acre tract of land at UID. The land area is being used for pipe storage and testing on behalf of the Ruby Pipeline Project. Ruby Pipe Line Project is a 42-inch natural gas pipeline beginning at the Opal Hub in Wyoming and terminating in Oregon. For Information on Pe Ben USA services, please see its web page at www.pebenusa.com.

U.S Pipeline, serving as an installation contractor for the Ruby Pipeline project, has recently obtained a lease at UID for 1,000 square feet of office space and 50 acres of land. The parcel of land is being used as an equipment staging area. Most all equipment used in the installation of the pipeline will be shipped from the UID location. For information on U.S Pipeline please see their web page at www.uspipeline.com.

Mountain West Industries is one of the most recent arrivals to the park. The company obtained about 7,000 square feet of space in Building 607 for a one-year term. They will operate a welding facility that specializes in tactile manufacturing. For information on Mountain West Industries and its services, contact John Walker at 435-512-2773.

Beginning April 1, **Little E Carpentry** leased a 6,226 square foot space at Building 669, Suite 10. Owner, Eric Hadzik builds and installs cabinets for both commercial and residential markets. The leased facility will be used to manufacture cabinets, including priming and painting. For information on Little E Carpentry, please call Eric at 435-850-8194.

RENEWALS / EXTENSIONS

Thank you to the following companies for choosing to remain at Utah Industrial Depot. Congratulations on your continued success.

Electronic Recycling Solutions recently expanded from 3,100 square feet to 8,200 square feet at Building 621, Suite 2. Their January expansion enabled ERS to have the additional space require for its operations while providing capacity for future expansions. ERS recycles electronic components, such as computers, televisions, monitors and

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most other electronic. Please see www.betterrecyclers.com for addition information.

UNEV Pipeline Company has renewed its lease for 14 acres of land and a 2,000 square foot warehouse building for an additional year. UNEV Pipeline project is a 400 mile, 12-inch buried pipeline that will originate near the refineries in North Salt Lake City and ship product to a distribution terminal in Iron County, Utah and a terminal in North Las Vegas, Nevada. For information on UNEV please see web page at www.unevpipeline.com.



RAIL SERVICES

UID continues to have the benefit of the U.S. Army's service in providing rail movement for our clients.

We began this year with a new Yard Master/Lead man representing the U.S. Army's rail services division. From a group of highly qualified people from outside sources and within their command, the Tooele Army Depot selected Mr. Dennis

Walters to fill this position. In addition to his 17 years of service in the Reserves, Mr. Walters has about 25 years of railroad experience, and has been with the Tooele Army Depot Rail Division for ten years.

This year, we have experienced a steady flow of railcar traffic from all of our rail clients. We are also in negotiations for several more rail clients to re-establish presence in our park. Please contact our leasing professionals to meet your rail needs.

THE DEPOT ACTIVITY

The economic outlook for 2010 is looking far better than last year. Although not as fast as most would like, the economy is recovering. The Institute for Supply Management (ISM) reported that the manufacturing index for February was 56.5. A value over 50 means that manufacturing activity is growing. February's number was lower than January's which was 58.4, but the lower number is attributed to the severe weather on the east coast and Toyota's production shutdowns. The chief economist for ISM said that "...relatively small fluctuations in the indexes are normal for the indicator since there is a clearly discernable growth trend in the data." He also added that "A unique aspect of the report, though, is how quickly the employment indicator has rebounded and signaled job growth." He went on to point out that the job

cuts may have been overdone by manufacturers since the industry is not known to generate jobs quickly. Industry Week and Bloomberg are of the opinion that manufacturing will see a good recovery this year but it will be a slow and steady recovery.

Now, let us get to what really matters. How is Utah Industrial Depot doing? Let me start with last year. 2009 was a much better year than 2008 although it was still down. We had more activity than the previous year; just look at all the land we have leased out. We had many tenants renew, but we lost several that we were cheering for. Overall, 2009 had good growth, but the loss of some tenants left us wondering what we could have done differently.

How is 2010? Good question. I'd say it's too early to make a qualified guess what will happen this year. We have our business plan in place and I feel optimistic that we will reach these goals. Dare I say, maybe even exceed them. As of this writing we have nine companies looking at locating within the Depot. More than likely, not all of them will land here, but wouldn't that be nice? These companies range in uses and sizes and they are a good mix.

As always, we love visitors. Please come by and say hi. We are happy to talk about your current or future needs. For you brokers reading this, call me and I'll take you to lunch to discuss what the Depot can do for your clients and how you will be rewarded for bringing them out.

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Contact me with your leasing, sales, or general market questions. My contact info is (801) 330-6053 or email deryl@utahid.com

Visit Us

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.

For more information on Utah Industrial Depot, please visit our web site at www.utahid.com. Additionally, our 'Tenants' page provides a current list of companies operating within the Depot. Links for these companies' web sites are provided where available.

