

The Depot Report



WELCOME

Utah Industrial Depot welcomes the following companies to Tooele and to our business park.



Dun-Rite Refrigeration Company, headquartered in Salt Lake City, recently secured a 3,000 square foot lease in UID's Building 641, Suite 7. Dun-Rite's UID facility is being used to repair and store refrigeration products.



Another company with origins in Salt Lake City, **Cartow Company**, is expanding their growing operation to our Park. The company is leasing two acres of land to provide services which include long distance towing, 24-hour dispatch, and off-road recovery of vehicles, from motorcycles to motor homes. For additional information, visit Cartow's web site at <http://www.cartow.org>.

Also new to our Park is **Smart, Inc.** The company has leased 6,000

square feet of space in Building 669, Suite 10, for the production of their custom made cabinets.

P.H.E. Mechanical, Inc., a metals fabrication company, is expanding their operations from their home office in Sandy, Utah to UID. UID's ability to provide crane capacity to support the structural and flat plate steel is one factor that attracted the company to the Utah Industrial Depot. P.H.E. has obtained a three-year lease of 20,000 square feet of space in our Building 613. For more information, you may contact Owner, Mr. Len Cuku at (801) 566-3389.

Greenfield Logistics came to UID for our rail storage services. Through our contract with the U.S. Army, UID will receive and provide storage for rail cars during Greenfield Logistics' off-season.



Kennecott Exploration Company, a leader in mineral exploration and evaluation in North America,

a Carlisle SynTec roofing manufacturing plant at the Utah Industrial Depot in November 2005. In September 2005, they began physical construction of the second phase of their Tooele, Utah facility. The Phase II operation is known as Hunter

recently expanded their 2,000 square foot facility to include more than 7,200 square feet of additional space in UID's Building 669, Suites 2 and 8.

We are pleased to announce that **Ad-Vantage Designs & Screen Printing** has extended their lease of Building 605, Suite 2, by an additional year. The convenience of having this tenant on site has been helpful to us. They have assisted us with our park improvements signage, including the very popular tenant directory maps at our park entryways. You may reach Ad-Vantage at 882-7474 for information on the services they provide.

UltraPET, a cat litter distributor operating out of UID's Building 631, Suite 2, has also extended their lease. For additional information regarding UltraPET's products and services, please visit their website at <http://www.ultrapet.com>

We wish all of the companies operating in our industrial park continued success.



CARLISLE COMPANIES PROGRESS

Carlisle Companies, a global manufacturing company, opened

Panels, a roofing insulation manufacturer and subsidiary of Carlisle SynTec.

The company recently hired 12 new employees who have received training at another Hunter Panels site. Beginning

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next week, the newly hired Tooele employees will begin checkout of the facility. The company anticipates that they will begin manufacturing the Hunter Panels products in late March 2006, and begin shipping product to other

parts of the Western United States in early April 2006.

UID congratulates the Carlisle/Hunter Panels project employees for their commitment in getting the project off the ground in such

short time. We also extend hearty congratulations to the Carlisle Companies, which made both of these projects available for individuals within Tooele to work and to plan their futures around.

INDUSTRIAL MARKET UPDATE

The beginning of 2006 is looking good. The Salt Lake Tribune has reported that the economy is growing faster than analysts predicted. They also reported "the sales of existing homes fell for the fifth consecutive month in January" but that Utah "remains one of the few exceptions nationally, with a hot housing market taking off for the first time in a number of years." The commercial market is certainly shadowing the residential market. Early reports indicate that this

should be an excellent year in all sectors of commercial real estate along the Wasatch Front. We at the Depot are certainly benefiting from the strong market. We have signed three leases in the first two months of the year and are currently working with several other companies.

Due to the strong market, we have leased out every space below 10,000 square feet, so we have reluctantly had to pass on several possible companies coming to the

park. We're currently looking into ways we can divide a building to accommodate these smaller users.

We would like to thank all of the companies that came into our park last year. Now that the dust has settled, we hope you can meet some of our long term residents and make beneficial relationships with them.

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

GROUNDS SAFETY

Utah Industrial Depot's maintenance department is still on winter snow plow duty. Please take the time to slow down and watch for the plows when the snow is flying. Plowing begins early in the morning to ensure the safety of your commute. While watching for the plows, look around for the deer and the elk in the early morning; they will put a

small-to-large dent in your wheels if you happen to find one the hard way.

Spring is in the air, and we have projects we are going to start on when the ground thaws out and the grass starts to grow. One of our long term projects is the overall beautification of the Industrial Park. We would like to make some eye catching

statements through spring planting and water conservation. I am always looking for suggestions. If anyone has an idea of what they would like to see in our park, please drop Don Yei a line; don@utahid.com. If you have the award winning idea, I will bring you a box of doughnuts. The deadline will be the end of March. Thanks for you continued support.

UTAH INDUSTRIAL DEPOT TENANTS

If you would like additional information on Utah Industrial Depot, please visit our website at <http://www.utahid.com>. The site contains a list of all companies that own or lease property at the Depot. Just click on our Tenants link for additional information.