

The Depot Report



WELCOME



Conestoga Wood Specialties Corporation

Pennsylvania-based Conestoga Wood Specialties Corp. has acquired 20 acres of land at Utah Industrial Depot. This month, they began construction of a 115,000 square foot manufacturing facility which is scheduled for completion by late December 2006. The plant is Conestoga's first operation in the western United States and is expected to employ over 180 people during the next three years. Anthony Hahn, President/CEO of Conestoga Wood Specialties, stated that Utah was chosen over several other states, "ultimately due to the strong work ethic of the labor force and its proximity to the market as a whole".

In addition to the new facility, Conestoga Wood Specialties Corp. is planning to lease an additional warehouse within the UID Park. The company was founded in 1964 and manufactures components for kitchen and bathroom cabinet fixtures. They currently employ about 2,200 individuals at their seven plants located in Pennsylvania, Arkansas, Maryland, and North Carolina.

UID is proud to add Conestoga Wood Specialties Co. to the growing list of

nationally recognized companies that have chosen to locate in our Park. Their addition is one of several other major projects considering location at our facility. We continue to seek quality tenants for providing employment opportunities to the Tooele City population.

UID is very pleased to welcome **A Better Pallet Company** back to our Park. The company previously operated out of UID for a year, after which they chose to relocate to the Salt Lake area to be closer to their customer base. With their customer base still intact, owner Gilman Teti did not look past the opportunities afforded at UID. Mr. Teti saw UID as a good investment for the future of his company and is now leasing Building 587, a 4,793 square foot building in our Park. The company is in the process of purchasing this building, together with an additional two-acre land parcel for their operations. You may reach Mr. Teti at 801-281-0959.

Aire Espresso, a heating and air conditioning contractor, has entered into a three-year lease in 3,000 square feet of Building 669, Suite 6. Owner, Mauricio Lizana, previously based his operation in Salt Lake City. With UID rates competitively priced at a lower cost than that of the Salt Lake area, Aire Espresso relocated to a larger space at a lower cost. Another factor that aided in the decision to relocate to UID in particular, is that the location is more convenient to Aire Espresso's growing customer base. For information on Aire Espresso and

the services they provide, you may call Mauricio directly at 801-641-7700.

Coffman Painting has procured a lease for 4,500 square feet of space at UID's Building 617. We were glad to negotiate a low-cost lease for the company, in preparation for their eventual purchase of the building they are currently occupying. Coffman Painting specializes in residential painting in the Park City area. For information, please call Gary Coffman at 435-882-8254.

SMART, Inc., previously a short-term tenant, has elected to enter into a three-year lease at UID. The company produces custom made cabinets for both commercial and residential use. Owner, Doug Smart, operates in a 6,000 SF space in Suite 10 of UID's Building 669. For information concerning SMART, Inc. products, call (801) 694-9067.

Uintah Refrigeration & Electrical has obtained a 12,000 square foot lease in Building 651, Suite 2 in our Industrial Park. Owner, Bill Wernli, is using the space for general storage and maintenance of refrigeration and freezer units. Uintah Refrigeration has the distinction of supplying refrigerators to both Dan's Foods and Costco. With approximately two dozen employees, Uintah Refrigeration is well equipped to service clientele throughout the intermountain area. For information on Uintah Refrigeration & Electrical and their services, you may contact Mr. Wernli at 801-290-5890.

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P.H.E. Mechanical, Inc., a structural steel company, began their tenancy with UID about six months ago in a 20,000 square foot industrial space. Recently, the company expanded their usage space to include a 3,500

square foot office in Building 616. P.H.E. serves the energy industry in the construction of pipe racks and other related structural steel products. For information on P.H.E. Mechanical and their services, you may contact Len Cuku at 801-301-5737.

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

Maintaining Our Park

With the change of seasons in the air, along with the pollen, the maintenance department has been busy trying to keep weeds and brush down. Fire season is on the way and we would like to keep the risk low.

Please be aware of our maintenance crew and equipment along the sides of the roads and on the rail lines.

As part of some of the projects we have begun, some buildings are getting new paint and some are

getting new roofs. We plan on other exciting projects for the summer and a new look for the park. Thanks for your support. Don Yei, Maintenance Manager.

Industrial Market Conditions along the Wasatch Front

Here we are, halfway through 2006, and the market is still going strong. Over the last twelve months, Salt Lake County has seen the industrial base increase by 2.5 million square feet and is reported by Utah Business that it will be increased by 4 million by

year's end, but vacancy has decreased to a ten-year low over the same period and it's expected to remain low. One area of heavy activity is in the big box industrial buildings. In the last year, 1.7 million square feet has been absorbed, which brought the vacancy in that sector down to 3.5%. We at the Utah Industrial

Depot are also feeling the affects of a strong economy; you may have noticed a new neighbor or two with many more coming. Our land sales are as good as they have ever been which has been a pleasant surprise. If you have any questions regarding the marketing of the Depot or if you want any of our rates or sales prices please call me, Deryl Davis, Marketing Manager, at (801) 330-6053.

Russian Delegation Tour

It is with much pleasure that Utah Industrial Depot hosted a delegation of visiting Russian business and economic development dignitaries on Wednesday, June 28, 2006. The delegates came from Kambarca, a Region of Russia, and a sister city of

Tooele. The focus of this tour, sponsored by the United States Agency for International Development (USAID), is the restructuring and successfully adjusting from a military environment to an industrial complex. Mark Smith took the lead in this site tour during which Utah

State Representative, James Gowans, addressed our guests. We thank Mr. Gowans for his participation. Likewise, we'd like to thank UID tenants, Freightliner Trucks, W.H.Y. Precision, Detroit Diesel, Depot Home Furniture Warehouse, and Utah Fabrication for agreeing to take part and making their facilities available for the tour.

Visit Us

For more information on Utah Industrial Depot and our Park, please visit our website at www.utahid.com. Additionally, our "Tenants" page provides a current list of companies operating out of our Park. Links for these companies' websites are provided where available.