

The Depot Report



CONGRATULATIONS

Utah Industrial Depot is pleased to announce a long time tenant, **Ritchie Brothers Auctioneers**, has renewed their lease agreement for an additional year. Ritchie Bros. has been holding heavy equipment auctions at the Depot since the spring of 2000. UID wishes Ritchie Bros. continued operating success in the Intermountain Area market.

Allen's Flooring, an existing UID tenant, flooring contractor and public wholesale warehouse, has elected to continue with their lease at 90 South Garnet Street for an additional two years. Allen's Flooring sells a variety of tile, carpet, pergo wood, and composite flooring product to Tooele home builders. In addition to selling the products, they also install flooring materials, meeting their clients' needs. For information on their services, you can contact Pete Allen at 435-884-1146.

Congratulations to **Sage Ranch, L.L.C.** for the recent purchase of 12,000 square feet of building space located at 505 South Alexander Drive. The property was purchased under the name of Salt Lake Seismic Service. The company is known for their ability to demolish large and small buildings. They also prepare building grounds for excavation, and provide a variety of other on-site requirements for explosive demolition. The building is being used for storage and as a service center for technical equipment. For additional information, you may contact Salt Lake Seismic Service at 801-250-4088.

WELCOME

A valuable service provided by Utah Industrial Depot is dry storage. The availability of this service resulted in the recent lease to a company called **Trick or Treat, L.L.C.** Trick or Treat obtained a lease for 20,000 square feet of space in Building 651 for a period of three years. Trick or Treat has extension promotion sets which need to be stored until they are needed during the proper holiday time. Due to Utah Industrial Depot's low rates, the company found it economical and convenient to store their materials at our Industrial Park.

Other clients who have recently begun to utilize Utah Industrial Depot for the purpose of storage and general warehousing are:

Geneva Rock, a major supplier of concrete and asphalt products. They are leasing 6,240 square feet of space for the storage of concrete trucks.

Rocky Mountain Radiant, Inc., a distributor of radiant heating tubes, has secured 3,520 square feet of space for their warehousing needs.

CARLISLE SYNTEC

Carlisle SynTec recently announced their intention to expand their two-year old facility at Utah Industrial Depot. We will continue to update you as further data becomes available. The new facility will mean more good paying, top quality jobs for the residents of Tooele and the nearby, surrounding communities.

The new project demonstrates how UID and the Tooele City Redevelopment Agency can work together towards investing in the future of Tooele City. Thanks to a willing Mayor and working City Council, these opportunities are being fulfilled, and will continue to produce positive results for the residents of Tooele City and County.

YEAR IN REVIEW

2006 was a great year for Utah Industrial Depot's maintenance and operations departments. With the support of our management team, we were able to continue to improve our building structures and utility infrastructure to support our existing, new and future tenants and buyers. Some of the improvements completed include over 180,000 square feet of new roofs, building painting and security lighting. We installed over two miles of new communications lines of copper and fiber.

In addition to our normal sewer and water line maintenance, we replaced water main valves and added new water and sewer lines to our lots along Industrial Loop Road.

We thank our tenants for their continued patience and support, and wish all a very prosperous 2007.

GROWTH

In the January 2, 2007 issue of the Tooele Transcript Bulletin, the top 10 stories of 2006 were selected. The top four stories were indicative of the strength and continuing growth of

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Tooele County. As one of the primary economic engines in the area, UID is optimistic that these indicators reflect continued growth for us as well.

The Transcript's #1 top story reported a long-term, successful effort, to block the construction of a high-level nuclear waste storage facility in Skull Valley. Congressman Rob Bishop's bill to have nearly 100,000 acres in Skull Valley protected from development was signed by President Bush, assuring a clean, safe environment and positive outlook for Tooele County.

Stories 2, 3 and 4 each point directly to growth in Tooele County, and thus, the economy.

- o The growth of Miller Motorsports Park and The Deseret Peak Sports Complex, both immediate neighbors of UID, and the expected development of the surrounding areas, translate to **economic growth** for our community, including new business opportunities.
- o Growth in the Tooele school district, which was ranked number 1 in the State of Utah, was directly

attributed to rapid **residential growth** over the past several years, resulting in a better educated and more available work force.

- o The increase in **residential growth** and in the economy resulted in the increase in housing prices, but with the **economic growth**, sales volumes for homes have not faltered.

With over 600 acres of available industrial land, Utah Industrial Depot, located about three miles east of the Miller Motorsports Park and the Deseret Peak Complex, is right in the middle of it all. With our rates remaining competitively low, our location and price points can't be beat. We, too, have experienced significant growth, resulting in increases in our overall occupancy. In the space of the last couple of years, over 650,000 square feet of new manufacturing buildings have been built at UID. This coupled with more space leased in our existing facilities has resulted in an expected growth of over 300 new jobs for Tooele County and its residents.

Utah Industrial Depot – assisting in the County's **growth!**

If you are an owner of commercial real estate, 2007 is looking to be strong in your market. Last year the four largest commercial real estate firms in Utah reported record breaking profits, and forecast this year to continue the trend. Several firms are also reporting that the gap between construction costs and lease rates will narrow quite significantly. Hint to companies considering renewing their current leases - lock in to keep your currently low rate.

Last year was an excellent one for UID. We are happy with the progress that was made in bringing tenants and buyers to the park. Say hello to your new neighbor and expect to have a few more this year. If you have any questions on leasing or sales, Deryl Davis will be happy to discuss this very important issue with you. He can be reached directly at (801) 330-6053.

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

CONESTOGA BUILDING UPDATE

Utah Industrial Depot continues to monitor and assist, where possible, the construction progress of Conestoga Wood Specialties Corporation's new western offices and manufacturing building in Tooele, Utah. This impressive structure is a landmark for the west

side of Tooele City, since you can easily recognize it from as far away as Grantsville.

The production of finished product was scheduled to begin the first or second week of February 2007. When this facility comes on line, they will manufacture thousands of kitchen and bathroom cabinet doors

per day. It may require two to three months for the production schedule to reach this goal; however, this will occur, at full capacity.

Conestoga will employ at least 100 new employees in the Tooele labor market. Several of these new manufacturing specialists have already been hired and are in

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training in other Conestoga Wood facilities in other states. The company will integrate into the Tooele business landscape very quickly and efficiently, while reducing the daily automobile traffic

to and from Salt Lake City by at least 60 cars each morning and evening.

Utah Industrial Depot and our partner, the Tooele City Economic

Development group, want to express our thanks and continued support for this great new enterprise located here in Tooele City.



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 within our Park. Links for these companies' websites are provided where available.

