



# UID DETAIL

August/September Edition

## WELCOME

The management of Utah Industrial Depot wishes to introduce and welcome the following new tenants into the Park.

**Pristine Coatings, L.L.C.**, has leased 2,500 square feet in Building 612-A, located at 380 South Kira Drive. The owner, Scott Lovell, has 15 years' auto paint and body experience. Mr. Lovell can be contacted by telephone at (435) 840-0714.

**B-S Company** is leasing two acres of land at 100 South Glenn Court for outside storage of pipe and equipment. We wish to welcome Jay Anderson to the UID Business Park.

**Fireworks & Stage FX America, Inc.** recently signed a lease for space in Building 2009, located at 148 South Glenn Court. They are using the leased space for storage of display equipment and marketing banners. They will not be storing pyrotechnic devices in this building.

**Fred Swedin**, a long time Tooele businessman, has purchased land and buildings at 145 South Glenn Court. We also want to welcome Mr. Swedin to the Park. He will be storing products in the buildings and have some limited outside storage.

## TENANT RENEWALS

Utah Industrial Depot is pleased to announce the following group of tenants are continuing to select our Business Park for their ongoing operations in Tooele County.

- \* **RITCHIE BROS. AUCTIONEERS**, Bldg. 655, 1875 West "D" Avenue
- \* **WALMART STORES EAST**, Bldg 651-06, 1735 West "I" Ave
- \* **JAMES GORDON HOLMES**, Bldg 639-04, 230 S. Garnet St.
- \* **FLEXPACK USA**, Bldg 631-02, 1835 West "G" Ave
- \* **RAASS BROS., INC.**, Bldg 605-05, 505 S. Brenda Street.

The staff of Utah Industrial Depot strives to insure all of our tenants have an opportunity of achieving business success during their time at UID.

## SPOTLIGHT ON A TENANT – MIDWEST FASTENER CORPORATION

Midwest Fastener Corporation and UID began our relationship in March of 2001. Midwest Fastener leased a 20,000 square foot building suite. Midwest Fastener is a leading distributor of packaged fasteners serving hardware stores, home centers and industrial contractor markets throughout the United States. With six major distribution centers nationwide, Midwest Fastener has the capability to provide immediate shipment responses to their clients' rapid requirements. Economical rental rates, our central location for western U.S. distribution, and the availability of room to grow beyond their existing capacity all influenced Midwest Fastener Corporation in selecting the Tooele area. They have already expanded within their original suite.

We continue to wish Midwest Fastener Corporation much success as they continue to improve their process and respond to their consistent growth plans.

## FIRE SUPPRESSION MAINTENANCE

UID's annual building fire suppression system inspection, testing, and certification will begin on Monday, September 15, 2003 and will require two to three weeks for completion. It is necessary for UID to have access to all interior areas where fire suppression exists.

Should you have concerns, suggestions, or questions relating to this annual special requirement or our need to access your space, please contact Jesse Sablan by fax at 435-843-4550, or via e-mail, [jesse@utahid.com](mailto:jesse@utahid.com).

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***Depot Associates LLC d.b.a. Utah Industrial Depot LLC***

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## ROAD PROJECT



Utah Industrial Depot is working with Tooele County toward the complete reconstruction of Sheep Lane. As you know, the Sheep Lane corridor is a very good connection point between SR-112 and SR-138. It is frequently used by the commuters of Tooele, Erda, Stansbury, and Grantsville areas.

The road is beginning to break up under the years of additional public, private, and military traffic use. To improve the design, Ward Engineering Group was hired to minimize the "S" curve near the northeast end of the county complex. This major change has caused UP&L to move two power poles and install several hundred feet of underground, five inch conduit in which to install their mainline conductors. As a result, this modification will not only beautify the road, but increase the safety of motor vehicle traffic on the newly designed route.

Plans call for a two inch leveling course of gravel on top of the existing pavement; next will come the five inch asphalt base. This work includes new shoulder asphalt and widened lanes. The new lanes will be eleven feet wide, rather than the existing ten feet. The shoulders of the road will be widened to four feet beyond the road pavement. It is through public and private cooperation such as this that projects are able to be designed and built within short periods of time.

The importance of this community improvement will become even more advantageous next year,

when UDOT begins to close portions of Highway 36 between Mills Junction and Tooele City. UDOT plans to work on this essential traffic corridor during 2004 and 2005. We appreciate Tooele City and Tooele County for their far sighted planning and understanding of these long range project needs.

## ENVIRONMENTAL UPDATE

In the February/March issue of UID Detail, we advised you of Tooele Army Depot's (TEAD) continuing efforts towards complete environmental cleanup. TEAD continues working with the State of Utah, the Corps of Engineers, and the Environmental Protection Agency with this project for nearly ten years. They are now very close to cleaning up the entire original Army footprint at our location.

Solid Waste Management Unit (SWMU) 56 is the only active project remaining for environmental cleanup. The others have been successfully cleaned to the established levels for human activities. We anticipate the paperwork being completed and "certified as acceptable" this fall. When this occurs, we will continue working with the U.S. Army in several other environmentally sensitive areas.

## STORAGE SPACES

We have worked hard this summer to offer an additional array of storage options designed to meet client needs this fall and throughout the year. UID is offering mini-warehousing storage space in one of our 90,000 square foot warehouses. Available spaces range from 2,400 square feet to 3,040 square feet. The option for larger commercial storage is now available. UID is reviewing plans to subdivide a few of our round storage units, thereby accommodating our smaller space requests.

Our seasonal storage warehousing for recreational vehicles (RV's) is beginning to pick up. We have plans to consolidate storage into one 90,000 square foot building, plus a portion of another building. We are now able to offer

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heated storage for RV's and boats which measure no more than 21 feet in length. The additional cost is only \$10.00 per month. As you can see, UID is planning to continue to meet your storage requirements.

All information concerning storage unit types and prices will soon be available on our web site, [www.utahid.com](http://www.utahid.com). During the interim, please contact our main office at 435-843-4500, ext. 105 for Jesse Sablan or one of our friendly staff who can assist in meeting your needs. We invite you to become creative toward mixing and matching our many options that fit your lifestyle.

## **RV STORAGE & UID BUCKS**

What if UID issued you BUCKS just for referring a friend for our storage? Here's how it works. An individual who is currently a UID RV storage tenant or has been a seasonal tenant in the past is eligible to earn UID "Bucks". Each paper "Buck" is worth a \$10.00 credit toward your RV storage account. "Bucks" are issued each time you successfully refer a friend, or associate (someone who has not been a UID tenant in the past) to UID, for their storage needs. Just have your friend tell us that they were referred to UID by you and we will mail you a "Buck"! If you accompany your friend to our office, we will give it to you that day! Each tenant is eligible to refer as many friends or associates as you wish, and we will reward you for it.

Remember, heated storage will be limited and the UID Bucks will be flying long before snow does.

## **WELCOME ABOARD**

It is our pleasure to introduce the newest member of our UID family, Michael Nash. Michael brings with him over fifteen years of experience in the mechanical and construction trades. Michael has worked in the mechanical construction industry as a skilled journeyman, as well as management of large projects.

During his short time with UID, Michael has assisted in streamlining our maintenance efforts to better respond to our tenants' needs. He has also been involved with the outside maintenance of our park. Please assist us in welcoming Michael as an important member of the UID team.

## **BUSINESS DEVELOPMENT**

Utah Industrial Depot continues to work with the Economic and Development Corporation of Utah (EDCU) and the Department of Community and Economic Development (DCED) to bring major potential, out of state manufacturers, regional distributors, and warehouse clients to our Industrial Park.

We currently are working with four companies who have shown interest in Tooele City and County as a possible location for their companies. Many of you have probably been through this same property search as part of your evaluation and selection of space in Tooele City. Should you know someone who is looking for space as small as 3,000 square feet, or 100,000 square feet or larger, have them give us a call, or let us know so we can begin a dialog. UID can now do build-to-suit buildings, complete with land and all utilities along West Loop Road.

UID continues to work with existing tenants and lessors to insure their stay with us is not only economically beneficial, but and pleasant and enjoyable.

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## **BUSINESSES CURRENTLY OPERATING WITHIN OUR BUSINESS PARK**

*A Better Pallet Company  
 Ad-Vantage Signs  
 Al & Lid Furniture & Appliance  
 All-Tech Electric, Inc.  
 B&K Craftsman, Inc.  
 B-S Company, Inc.  
 Baxter Cabinetry, Inc.  
 Bed Rock In., dba Trism Boxes, Inc.  
 Bucyrus Blades, Inc.  
 Cadence Contract Services, LLC  
 Charles O. Davis, Jr.  
 Cheshire & Sons, Inc.  
 Corals and Clams  
 Deseret Peak Sports  
 Detroit Diesel  
 Ed's Auto Body*

*EG&G Defense Materials  
 EnCon United  
 Falconi's Redline Club  
 Fireworks & Stage  
 FX America, Inc.  
 Flexpack, USA, Inc.  
 Fred Swedin  
 Freightliner  
 GR&JW, LLC  
 H.E.B. Auto Parts, Inc.  
 Harrell's Welding  
 High Performance Tubing  
 James Gordon Holmes  
**Midwest Fastener**  
 Moore's Auto Shop  
 NTI Global  
 Performance Glass, LLC  
 Phillip J. Roberts  
 Pristine Coatings, LLC  
 Raass Brothers, Inc.  
 Red Rock Leasing, LC*

*R-Idea Manufacturing  
 Ritchie Bros. Auctioneers (America) Inc.  
 TASZ, LLC  
 Tooele Valley High School  
 Total Security  
 TW Company  
 Uncle Charley's Restaurant  
 USANA  
 Utah Commodity Storage, Inc.  
 Utah Fabrication  
 Utah Military Museum  
 Utah Strategic Alliance  
 Valley Baptist Church  
 Vehicare Corporation  
 Wal-Mart Stores East, Inc.  
 Ward Engineering Group  
 W.H.Y. Precision Utah, Inc.  
 Zane Munson*

**If you know of someone else who would be interested in receiving our publication, please email their contact information to [wanda@utahid.com](mailto:wanda@utahid.com).**

**If you do not wish to receive future issues of this newsletter, please contact us at the same email address to be removed from our list.**

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