

LOOKING AHEAD TO 2003

Utah Industrial Depot (UID) has another year of active major construction projects planned for the summer of 2003.

We are planning to extend our telephone system, natural gas service area, and storm sewer and sanitation sewer services to land on the west side of the new Industrial Loop Road area. This will allow for the marketing department to begin selling land for new "build-to-suit" applications. This planned expansion may require the installation and use of electric traffic signals to control ingress and egress traffic patterns during busy times of the day.

UID has plans to install a new telephone internet service that will be available to all tenants. The internet service will be a wireless radio link compatible service, similar in style to Sprint's commercial services. The first tests are being conducted as this publication goes to press. We will surely keep you apprised of the test and success during our February 2003 edition.

New telephone lines will soon be installed along Lodestone Way, in communication conduits which were laid in 2000. We will also be installing new conduits in the east warehouse areas this year. As you may have noticed, we are currently extending our natural gas service in selected areas of the property. 2003 promises to be a very busy time for UID construction personnel.

INDUSTRIAL LOOP ROAD

Construction on the new Industrial Loop Road is now complete; however, at this time, the road remains closed to general traffic. We anticipate finalizing acceptance by Tooele City and the Economic Development Authority, our joint partners. Upon their acceptance, the road will be opened for daily traffic. We plan to have an official ribbon-cutting ceremony sometime during the next sixty days. We hope you will join with us in celebrating the grand opening.



We will advise everyone of the planned schedule for the ceremony in the next few days. As you know, it is difficult to get people together during the holiday season.

TENANT RENEWALS

Utah Industrial Depot is pleased to announce the following tenants are continuing to select UID as their base of operations in Tooele County.

Cadence Contract Services, Inc. has extended their lease at Utah Industrial Depot for another six months. Cadence, whose operations are located at 10 S. Garnet Street, Suite 8, is a general contractor and contract administration company.

T.W. Company, a full-service environmental firm based in North Salt Lake, Utah, has extended their operations at UID for an additional three years. T.W. Company performs transloading operations at our site by transporting brine water from Deseret Chemical Depot by truck. They unload the water from tanker trucks into railroad cars, and transport the fluid to an off site deep well injection system for final disposal.

Utah Fabrication, L.L.C., a steel plate fabricator who provides a wide range of services in steel fabrication and retrofit applications. They have been a tenant at Utah Industrial Depot since January 2000. In order to accommodate the growth they are experiencing, Utah Fabrication is purchasing a 3.8 acre tract of land at UID, where they will construct new buildings to meet their existing and future requirements. It is planned that the new buildings will be constructed by the end of 2003. Utah Industrial Depot wishes Utah Fabrication continued success in its job creation and growth plans.

ON-GOING AND FUTURE UTILITY PROJECTS



Utah Industrial Depot has a continuous schedule of upgrade and repair projects for our underground water system. Throughout the coming year, we will be repairing and/or replacing several water main valves throughout the park. As we are able to schedule these events, we will begin to advise you in advance, so that you may schedule your events effectively. We trust our limited work thus far has not interfered with your work schedule or your staff's ability in ingress or egress of the business park.

RITCHIE BROTHERS, INC. HOLDS EQUIPMENT AUCTION AT UID

On November 7, 2002, more than 900 companies and individuals began entering their bids for large and small construction type

equipment. The auction was located at the Utah Industrial Depot between the upper and lower warehouse area. The sponsor, Ritchie Bro's, Inc., routinely auctions various types of industrial equipment, ranging from forklifts and dump trucks up to the very large D-9 Caterpillars. Utah Industrial Depot is able to provide the necessary facilities and flexible lease arrangements necessary to promote a seasonal business such as this. The next auction is planned for April 2003.

As the world's leading auctioneer of industrial equipment, Ritchie Bro's. conducts more than 120 unreserved auctions annually. Each of these attracts an average of more than 1,000 bidders. We are pleased to be able to provide a location that meets Ritchie Bro's unique requirements, and we wish them continued success.

NEW TOOELE CITY WATERLINE



This new project connects our existing potable water system into the Tooele City underground water reservoir storage system. As of this writing, the project is nearing the final stages of construction. We anticipate the transition from the existing U.S. Army system to Tooele City's to be a smooth one. There should only be minimal or no interruption in regular day-to-day service. We have scheduled this cutover to begin in early 2003 and be completed by March 2003. The U.S. Army continues to be a bonafide secondary source of water, as we and Tooele City make this change over.

SNOW SEASON

We'd like to take this opportunity to remind everyone not to park on the main roadway shoulders and "No Parking" areas during the winter season. This is most important to assist UID in keeping our roadways safe and free of snow for each of our tenants and visitors during the winter season. Our maintenance crews will soon be out in force to remove the snowfall from the roads, parking and building dock areas. We must also control the accumulation amounts and efficiently remove snow effectively and safely to areas of the park not impacted by daily travel.

UPCOMING POSSIBLE STORAGE UNIT RELOCATION REQUIREMENTS



The gray, round storage units located near the north boundary of the Utah Industrial Depot represent an important asset, as well as a viable resource to the success of the industrial park. UID may have to relocate some storage units early in 2003. If this is required, we will make secured storage space available in our warehouse area for any storage units temporarily displaced. While this possibility may occur, we are not prepared to make any specific requests at this time. Obviously, there will be time to accommodate any changes before there becomes a need.

ROOF REPAIRS

Utah Industrial Depot has about 60 acres of building roofs in the park. We are committed, throughout the year, to repair roofs as they develop leaks. This is the prime time of year when these leaks are easily detected. We encourage each of our tenants to notify our main office at 435-843-4500 of roof leaks as they are discovered. Since a lease contract requires you submit this information in writing, you may wish to fax it to our attention at 843-4550. You can also reach us via email. Just address your message to Tim Palmer, Sales & Leasing at tim@utahid.com or Robert Davis, Leasing Specialist at robert@utahid.com. We will repair all leaks as soon as the weather permits and safety allows.

Tenants play a valuable role in the success of our roof maintenance program. Remember, you are an extension of our eyes and ears in the field. Keep up the good work.

LIST OF CURRENT UID TENANTS

- A Better Pallet Company*
- Ad-Vantage Signs*
- Al & Lid Furniture & Appliance*
- All-Tech Electric*
- Baxter Cabinetry, Inc.*
- Bed Rock Inc. dba:Trism*
- Boxes Inc.*
- Brit-Ammi*
- Bucyrus Blades*
- Cadence Contract Services, LLC*
- Charles O. Davis, Jr.*
- Cheshire & Sons Inc.*
- Corals & Clams*
- Crown Automotive*
- Deseret Peak Sports*
- Detroit Diesel*
- Dossec, Inc.*
- Douglas Enterprises*
- Ed's Auto Body*



UID DETAIL

December/January Edition

LIST OF CURRENT UID TENANTS (continued)

EG&G Defense Materials

Europartners, Inc.

Falconi's Redline Club

Flexpack, USA, Inc.

Freightliner

GR&JW, LLC

H.E.B. Auto Parts, Inc.

Harrell's Welding

High Performance Tubing

James Gordon Holmes

Kenco Logistics Services, Inc.

Kern River Gas Transmission Co.

Log Furniture Inc.

Midwest Fastener

Moore's Auto Shop

Nation Wide Tarps Inc.

Performance Glass LLC

Phillip J. Roberts

Pioneer Storage

Raass Brothers Inc.

Red Rock Leasing, LC

R-Idea Manufacturing

Ritchie Bros. Auctioneers (America) Inc.

TASZ, LLC

Tolley-Hughes, Inc.

Tooele Valley High School

Total Security

TW Company

USANA

Utah Commodity Storage, Inc

Utah Fabrication

Utah Military Museum

Valley Baptist Church

Vehicare Corporation

Wal-Mart Stores East, Inc.

Ward Engineering Group

World Truck Movers, Inc.

Zane Munson

Happy holidays to all from Utah Industrial Depot.
Our office will be closed on December 24 and 25, 2002.

If you know of someone else who would be interested in receiving our publication, please email their contact information to wanda@utahid.com.

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