



UID DETAIL

February/March 2003 Edition

WELCOME

Utah Industrial Depot is pleased to introduce and welcome the following new tenants into the Park.

Utah Strategic Alliance, a brine shrimp harvesting company with several offices throughout the state of Utah, has a new location at the Depot in Building 641, located at 1820 W. ‘G’ Avenue, Suite 1.

Baxter Cabinetry, a fast growing company that serves the Tooele and Salt Lake markets in residential and commercial cabinetry, is using UID facilities as their base of operations. They are located at 10 South Garnet Street, Suite 10, Bldg. 669.

B&K Craftsman, a general contracting company has recently signed a lease for space in Building 605, Suite 1, located at 505 S. Brenda Place.

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.

- * GR&JW, Bldg. 647, 115 S. Iron Street, Suites 2 & 4
- * NTI Global, Bldg. 639, 230 S. Garnet St., Suite 2
- * Cheshire & Sons, 100 S. Feldspar St., land parcel

UTAH INDUSTRIAL DEPOT – CHANGE OF EMAIL ADDRESS TO “UTAHID.COM”

We are no longer receiving e-mail addressed to our former utahindustrialdepot.com address. Please update your records as needed to reflect our current e-mail address listing. You can contact any of our staff by addressing e-mail correspondence to the individual’s first name, directly followed by @utahid.com.

INDUSTRIAL LOOP ROAD

Utah Industrial Depot continues working with Tooele City to identify a date for the ribbon cutting ceremony of the recently constructed Industrial Loop Road. We have deeded to Tooele City the appropriate land for the Industrial Loop Road, and the right-of-way easements. The UID Business Park turned four years old last week, and our first

major access road is completed and ready for additional industrial traffic.



ON-GOING AND FUTURE UTILITY PROJECTS



NATURAL GAS MAIN

Questar Natural Gas Company has added two miles of 8” gas main onto our existing natural gas “looped” system. This new addition was installed along the west right-of-way of the new Industrial Loop Road. The construction time for this project was about six weeks. We now have the capability to service all tenants who choose to locate in our Minor Subdivision 2 area, bordering our western boundary fence.

NEW TOOELE CITY WATERLINE

We are in the final stages of completion for UID/Tooele City’s new potable water line system. The new system will remove UID from the Army’s

water system, and tie UID into Tooele City's distribution system, utilizing the new underground reservoir. The contractors are meeting with UID's engineering contractor to complete final necessary inspections and testing prior to making the "cut over". We anticipate withdrawing water from Tooele City by April 1, 2003.

Note: The "cut over" from the Army water distribution to Tooele City water distribution is scheduled for spring of 2003. We do not anticipate any service interruption or down time for our tenants.

UID MINI-WAREHOUSING PROJECT

Utah Industrial Depot continues to explore storage service opportunities in the self-storage business sector. UID recently began a pilot project converting a portion of a dock high, 45,000 square foot warehouse into smaller units in an effort to attract commercial storage users requiring smaller footprints. This concept will allow greater accessibility and flexibility of leasing options. The first six units range from 2,560 square feet to 2,800 square feet, and are accessible 24-hours a day. UID provides monitored video surveillance, intruder alarm, and fire suppression systems for these units. They are currently available for lease. Interested individuals should contact Tim Palmer for additional leasing information, pricing, and availability at 843-4500, ext. 106.

FAST INTERNET



We now have installed a practical and affordable high-speed Internet service here at UID, which is available to all of our tenants. After considerable searching, we have found a very appealing alternative to the traditional dial-up Internet access. A company known as "SURPHA" has

installed an internet radio repeater system within the Park. The new system allows all UID tenants to have a high speed wireless internet connection. This is a minimum of 512 Kbs bi-directional connection which is twice as fast as the normal 256 Kbs DSL circuit, and can burst to many times that speed, depending on system usage. We have had the service in use at our offices for several weeks to test its effectiveness and work out any typical new installation problems. We are very pleased with this vastly improved product service this system offers.

This Internet access is easy to use, and is capable of fast up-load or download of large files and programs. It is an "always on" service, so there is no more dial-up process, dropped connections in the middle of file transfers, or long distance charges to your Internet provider. The service is priced at an affordable \$150 monthly and an additional \$500 installation fee. These prices can vary slightly, depending on the complexity of the individual installation.

The service is provided by "SURPHA" and installed within five days or less. It is ideal for business, residential, browsing, E-mail and data transfer application. Call SURPHA for an exact quotation and date of installation, or call UID at 843-4500 if you have any questions. We will be glad to assist you, should you have difficulty reaching SURPHA.

TENANT FEEDBACK, EDCU

Several UID tenants may be contacted by the Economic Development Corp. of Utah and asked to take part in a simple survey regarding leasing experiences with UID and Tooele City/County. This survey will be conducted by Deirdre (Dee-Dee) Darby-Duffin, Director of Existing Business at the Economic Development Corp. of Utah. Assisting Dee-Dee with the survey will be Shannon Walter, RDA Project Coordinator with Tooele City Economic Development Corp.

Your cooperation and assistance will allow UID and Tooele City/County to better serve your current and future requirements in the Park. Please feel free to discuss your thoughts and questions



with these representatives as they go about completing their information and data collection.

SPOTLIGHT ON A TENANT

Deseret Peak Sports

For ages 3 to adult, we proudly offer Full Gymnastics, Power Tumbling, and Power Tumbling for Cheerleading. Soon we will be offering Pilates and Tae Bo. So all of our students have quality class time, we keep the classes small.

Deseret Peak Sports is committed to the direction, progress, and well being of its students' physical, mental, and emotional growth. Our primary goals are to support the growth of our students' self confidence, to build self esteem, to aid in the development of their goals, and assist with achieving those goals. We provide a safe and fun training environment that allows our students to learn not only from the coaches, but also from each other. We are all about our students and what we can do for them, and also to help them do for themselves. Our staff is committed to the betterment of our students in all aspects of life, for without our students, there would not be Deseret Peak Sports. We like to think of ourselves as not simply a team, but a family.

Tooele Army Depot (TEAD) Continues Minimal Environmental Work in Spring 2003

Tooele Army Depot (TEAD), established in 1942, functioned during World War II as a storage depot for small arms, ammunition and combat vehicles, and later was known for its state-of-the-art tank repair facility and automotive equipment repair shops. As a result of past industrial operations and activities, portions of the soil and groundwater beneath the Utah Industrial Depot have become contaminated, predominantly by solvents used in chemical cleaning and lead from sand blast operations and a skeet range.

The 1993 Base Realignment and Closure (BRAC) process allowed TEAD to transfer a portion of the depot property before environmental cleanup was completed. By means of an early transfer

agreement, TEAD retains responsibility to ensure that the appropriate cleanup will occur.

Last year, TEAD worked with the US Army Corps of Engineers, and State and Federal regulators to complete cleanup plans at five sites on or adjacent to the Utah Industrial Depot, thus allowing those areas to be available for future development. These activities will pick up again this spring as contractors mobilize crews and equipment to complete work already underway at two sites and begin the further investigation of ground water contamination. The process of developing a plan of action for each unique site, gaining State and Federal approvals, and actually starting work in the field is a long and careful one. If you would like more information about the environmental cleanups on UID, you are welcome to attend an informative meeting held specifically for members of the Tooele community at Tooele Army Depot on Wednesday, April 9th at 9:30 a.m., at the Eagles Nest.

ASSOCIATIONS

Rotary Club

The Tooele Valley Rotary Club has selected **Uncle Charley's Restaurant**, here in the Park, for their weekly breakfast meeting host. The Rotary Club has been meeting at the Stansbury Park Oquirrh Mill. Due to changes in the restaurant's ownership, the Club has selected Uncle Charley's for their regular meetings, held each Friday morning at 7:30 a.m. Rotary Clubs provide for civic improvements, as well as ethical standards around the world. Should you wish to learn more about Rotary, contact Jason Duhon at 800-482-9714 or via e-mail at jason.duhon@lpl.com, or come by Uncle Charley's on Friday morning to learn more about the organization and its benefits to world social understanding.

NAIOP

The National Association of Industrial and Office Properties (NAIOP) is a commercial real estate organization comprised of a dynamic network of local community chapters serving nearly 6,000 real estate developers, owners, investors, asset managers, and associated industry professionals all across North America.



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As members of NAIOP, the UID's management is part of an influential constituency of industry leaders; active and politically effective business men and women at the national, state and local level. NAIOP aids UID in developing new business relationships and share experiences with colleagues who are among the industry's top

professionals. Because NAIOP provides UID with the latest information on industry trends, research, studies, comprehensive legislative issues and association, we are better able to serve the needs of our clients, Tooele City, and the general community. More information can be obtained from the www.NAIOP.com web site.

BUSINESSES CURRENTLY OPERATING WITHIN OUR BUSINESS PARK

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

*Ed's Auto Body
EG&G Defense Materials
EnCon United
Falconi's Redline Club
Flexpack, USA, Inc.
Freightliner
GR&JW, LLC
H.E.B. Auto Parts, Inc.
Harrell's Welding
High Performance Tubing
IBC Advanced Technologies, Inc.
James Gordon Holmes
Kern River Gas Transmission Co.
Log Furniture, Inc.
Midwest Fastener
Moore's Auto Shop
NTI Global
Performance Glass, LLC
Phillip J. Roberts
Raas 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
Wild West Buffalo Jerky, Inc.
World Truck Movers, 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.

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