

The Depot Report



WELCOME

Utah Industrial Depot welcomes **Agro Minerals Fertilizer, Inc.** to the Depot. Agro Minerals is involved with the commercial development of gypsite mineral deposits, a material comprised of gypsum and other elements, which is an all-natural fertilizer and soil amendment suitable for use by organic food growers. Agro Minerals obtained a 45,000 square foot space in Building 659. The space will be used as a processing and storage facility for the gypsum product. For information about Agro and their products, please see their website at <http://www.agrounited.com>.

UltraPet, Inc. has renewed the lease on their 25,000 square foot space in Building 631, Suite 4 for an additional year. UltraPet provides a variety of foods and cat litter for the pet industry. UltraPet uses their space for distribution of their products to western markets. Visit UltraPet's website at <http://www.ultrapet.com>.



Detroit Diesel has been leasing 90,000 square feet of space in Building 640 for several years. They recently expanded by an additional 45,000 square feet in Building 631. Detroit Diesel uses the total 135,000 square feet of

space for inventory and equipment storage. Due to the vast amount of parts and inventory required to refurbish diesel engines, Detroit Diesel has found it beneficial to have many parts in inventory for immediate use. They are the largest employer in the Depot, employing over 400 people. For more information about Detroit Diesel, please see their website at <http://www.detroitdiesel.com>.

UID would like to welcome **Performance Glass** to the Depot. Performance Glass is a local company which sells and installs all types of glass. Performance Glass procured 3,000 square feet of space in Building 669 for a three year term. For information on Performance Glass and their services, please call Rick Cozad at 435-843-0812.



Pallet Industries, a division of IFCO Systems, the largest pallet services company in the country, has renewed their 45,000 square foot lease in Building 641 for an additional year. As the name implies, Pallet Industries provides pallet management services, offering a complete range of pallet management options. For additional information, see www.ifco.org.

Moore's Auto Shop has renewed the lease on their impound lot for an additional year. Joe Moore has operated his towing and auto reconditioning business in Tooele County for the last 20 years. Please call Joe at 801-250-0396 for further information.

Utah Industrial Depot would like to welcome **R. Jorgenson Company** to the Depot. R. Jorgenson procured 25,000 square feet of space in Building 642, Suite 2 for storage and to refurbish new and used lockers. R. Jorgenson is the nation's largest dealer of new and used lockers. In addition to the locker business, R. Jorgenson works in sales parts and service on equipment used in the metal industries. UID wishes R. Jorgenson much success in their future growth plans. For information on R. Jorgenson Company, please see their website at <http://www.rjorgenson.com>.

EG&G, a long time tenant at UID, has renewed their lease on 10,000 square feet of space in Building 669 for an additional year. EG&G uses their space for document storage. For information about EG&G and their services, please see <http://www.urscorp.com>.

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

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9-1-1 CALLS

We are pleased to be of service in passing on some safety information provided by the Tooele County Sheriff's Office 9-1-1 Dispatch Center. They now have the ability to track wireless 9-1-1 calls; this is known as Wireless Phase II Technology.

Wireless Phase II requires that the specific location of the caller be delivered to the 9-1-1 Center in

the form of earth coordinates, (latitude/longitude, or x,y). There are two important factors: the caller must have a clear view of the sky (outdoors or at a window) so the cell towers can obtain the needed information, and the cell phone must have a Geographical Positioning System (GPS) chip or software.

When the call comes in to the 9-1-1 Center, the dispatcher sees the caller's cell phone number and the cell tower site the call is coming from. The dispatcher will then retransmit the 9-1-1 call and the

tower will generate the specific location of the caller. The caller's location can then be viewed by the dispatcher using a map connected to their Computer Aid Dispatch (CAD) program.

This technology works very well in areas where the caller is not familiar with the location from which they are calling. It could prove useful in areas of the Utah Industrial Depot where the address may not be known.

UTAH INDUSTRIAL DEPOT R.E. REPORT

As we near another year end at the Depot we do so with a smile on our collective UID face. This has been an exceptional year in both leasing and sales. Comparing our progress with that of this time last year, we've leased over 100,000 square feet more. In sales, land has largely been driving our activity; however, several buildings have also been sold or will close shortly. Spaces below 10,000 square feet have stayed firmly leased and we are now seeing activity in spaces from 45,000 square feet and larger.

Salt Lake County has a vacancy of 5.41%. This is a whole percentage point below last year at this very time. Wow, it might be time to build some spec space here in the Depot! We have less than a million square

feet of building space left in the park, and at our current rate at this time next year we will be approaching a 90% occupancy rate and possibly a fully leased business park.

The leasing market has been stimulated by the mortgage fallout in the residential market. Banks are more cautious in their lending practices in both residential and commercial applications, thus driving the leasing market upward. Commerce CRG reports that lease rates are up 10% over the first quarter and this trend will continue. We are experiencing the same here at the Depot as our lease rates have climbed all year and we will see another rate adjustment in the very near future.

The land prices at the Depot have seen the biggest increase in price since it went private. The owner's board is currently evaluating our prices for another increase and we may have some prices as high as \$2 per square foot. Even with this increase, our highest prices will still be well below Salt Lake County's lowest land rates.

Please contact me, Deryl Davis, with your leasing and sales questions. I'll be happy to talk about your current or future needs. My contact info is (801) 330-6053 or email deryl@utahid.com.

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MAINTENANCE UPDATE

Dear faithful reader; this is my personal favorite time of year. The birds are flying south for the winter, I don't have to water any more, I don't have to cut the grass, I don't have to have the central air on, you can sleep with your windows open, and you don't need to run your furnace. On the other hand, I need to put away the summer equipment and all of the

toys and get out the old snow blower and service it, get it running and dig out the snow boots and snow shovels. Well, UID is doing the same thing. Only, our equipment is a little bigger than the old snow blower. We are preparing for winter and getting all of the old equipment ready for the cold. We have finished with the annual fire inspections on the buildings

and will be doing some minor repairs on the fire systems. We will also be in and out of the buildings draining the drum drips so they won't freeze in the winter. We are also doing some infrastructure repairs. Please keep an eye open for the maintenance staff working on the side of the roads. Thanks for your assistance. Don Yei, Maintenance Manager.

UTAH INDUSTRIAL DEPOT TENANTS

If you would like additional information on Utah Industrial Depot, please visit our website at <http://www.utahid.com>. The site contains a list of all companies that own or lease property at the Depot. Just click on our Tenants link for additional information.

