

Former Bases Keep On Truckin'



Like other bases nailed by BRAC closure, the Tooele Army Depot just West of Salt Lake City had plenty of acreage and buildings when it was abandoned by the U.S. Army in 1995: 1,700 acres (688 hectares) and 2.5 million sq. ft. (232,250 sq. m.) of buildings.

Today, after negotiations took the property from city hands to those of five private-sector partners, it's called Utah Industrial Depot. The gradual upgrade of the base has included \$12.5 million in cleanup and updating, a \$1.3-million access road scheduled to be complete in November 2003, the installation of a new high-pressure water line and the introduction of both new fiberoptic lines and new copper conductors for the phone system. Copper isn't hard to come by, as the Kennicott Open Pit Copper Mine, the world's largest, is just over the next ridge.

That mine's activity – combined with the former base's truck tradition – has set the tone for corporate presence at the Depot. **DaimlerChrysler** divisions Freightliner and Detroit Diesel operate maintenance facilities on the property. Other tenants include Kalamazoo, Mich.-based **Midwest Fastener**, which opened its Western distribution center there in 2001, and Bucyrus Blades, the Ohio-founded division of Portland, Ore.-based **ESCO Corp.** Overall, the installation's 46 companies employ some 900 people, but there are still plenty of improved parcels – as well as 900 acres (364 hectares) of vacant land – awaiting development.

Another BRAC project, Business Depot Ogden, has about the same amount of space still available (1.4-million sq. ft., or 130,060 sq. m.), having recently filled some 333,000 sq. ft. (30,657 sq. m.) with tenant activity. Formerly a distribution base for the military, the 1,128-acre (457-hectare) site holds more than 6 million sq. ft. (557,400 sq. m.) of warehouse space.

Unlike Tooele, most of the property in Ogden is being conveyed to the city, which in turn has an agreement with the Boyer Company to develop the property.

– Adam Bruns