

AVAILABLE

BRIGHAM CITY INDUSTRIAL PARK

I-15 and SR-13 | Brigham City, UT



AREA

330 acres

RAIL LINE

Union Pacific rail line runs adjacent to site

ZONING

Zoned General Industrial

PROXIMITY

Immediate I-15 access

Near Brigham City Center

RENTAL RATE

Call for more details

Flexibility at this 330-acre site can accommodate build to suit, ground lease, purchase, or other structure to suit a variety of clients and their needs. The site is immediately adjacent to I-15 and is easily accessed by SR-13 directly off interstate exit 365 in Brigham City. A Union Pacific rail line runs adjacent to the site allowing rail access with construction of a rail spur. The site is zoned General Industrial (M-G), which is Brigham City's heaviest industrial zoning designation. Geotechnical and environmental assessments have been completed and are available.

Cameron Cook

Partner

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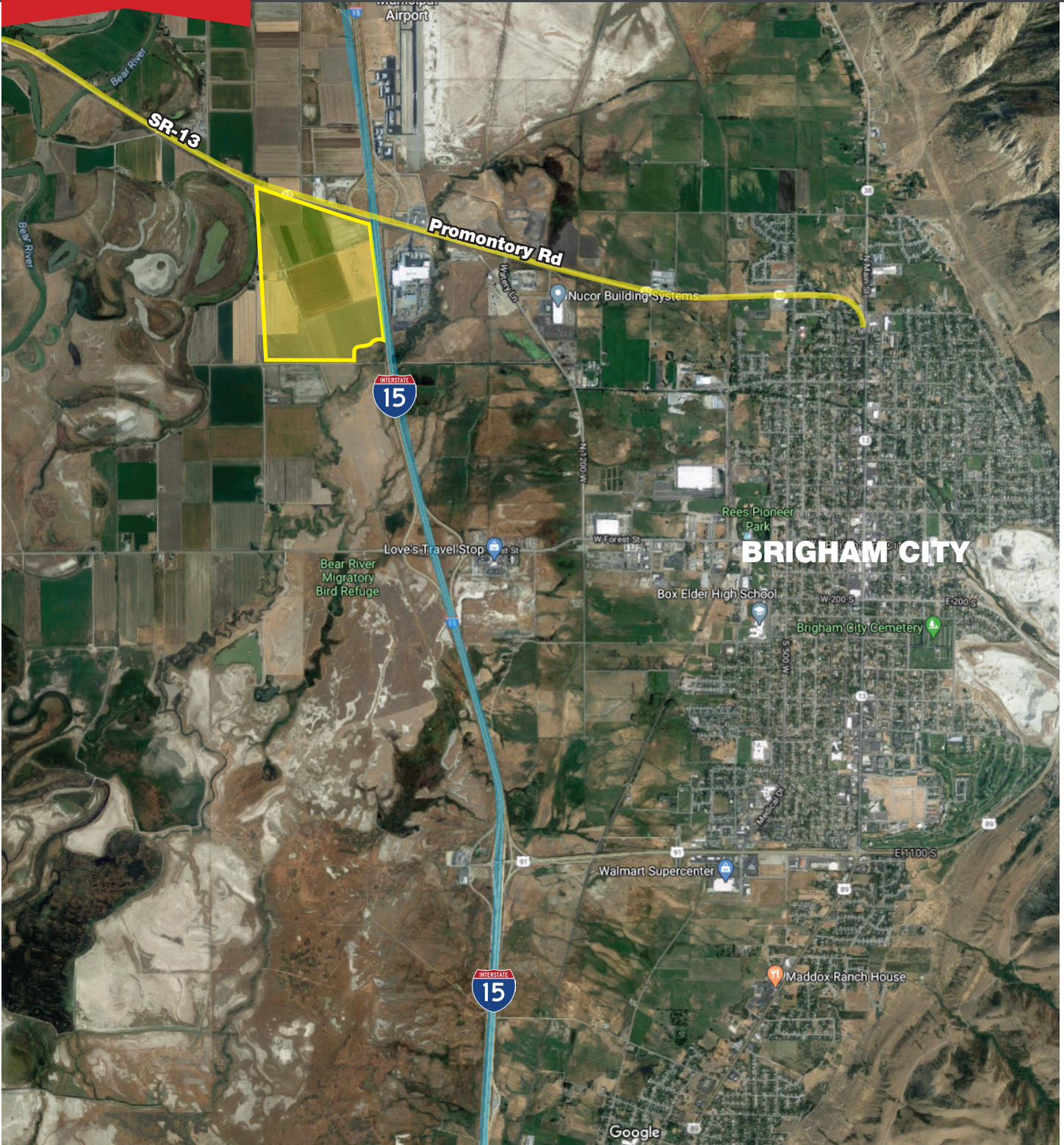
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— Site Location —

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— Utilities —

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LEGEND

-  Water
-  Sewer
-  Power Corridor
-  Gas
-  Tesoro Pipeline

Site Utilities - See RFI Response for more detailed information



Electric

(BCED) Brigham City Electrical Department

BCED : 12 kv line, 46 kv transmission line in planning stages



Rail Access



Airport Nearby
Regional & Commercial



Natural Gas

Questar Gas
4" Main, 43-45 lbs



Water Service

Brigham City
12" (Water line on-site)



Freeway Access



Wastewater

Brigham City
Waste Treatment Plant
16" Pressurized sewer main
(Line in center of property)



Telecomm.

UTOPIA fiber optic network
Within 1600'

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Demographic
Information

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Demographic Information

	5 mile	10 mile	25 mile	50 mile
2015 Population	24,193	32,748	353,258	773,859
2020 Population	25,168	34,251	370,686	822,042
2015-2020 Population Growth Rate	0.79%	0.90%	0.97%	1.22%
2015 Median Household Income	\$57,229	\$58,253	\$52,542	\$62,004
2020 Median Household Income	\$66,230	\$68,405	\$59,848	\$73,990

Cost of Living

As of the 2010 Census, Brigham City ranked 21st overall out of 100 cities for general quality of life. For the individual rankings of 1) average commute time, 2) high school graduation rate, 3) median household income, 4) home ownership, and 5) cost of living. Brigham City ranked 23rd, 42nd, 55th, 30th, and 30th respectively. Ranking 30th in the cost of living of living category indicates the relative affordability of the area based on average wages earned.

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