
Owner-User Opportunity

1188 W. UTAH AVE.
TOOELE, UT 84074

WAREHOUSE BUILDING 1 FULLY LEASED
LED: MAY 31, 2030

Exclusively listed by:

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NEWMARK

Executive Summary

Property Highlights

- Three office/warehouse buildings totaling 83,000 SF
- 4,000 office building SF
- 39,000 warehouse building SF
- 40,000 warehouse building SF
- 54.21 total acres (2,361,388 SF)
 - 39.4 acres land
- Utah Avenue frontage
- Excellent access to Main Street and I-80

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83,000 SF

TOTAL SIZE

54.21

TOTAL ACRES

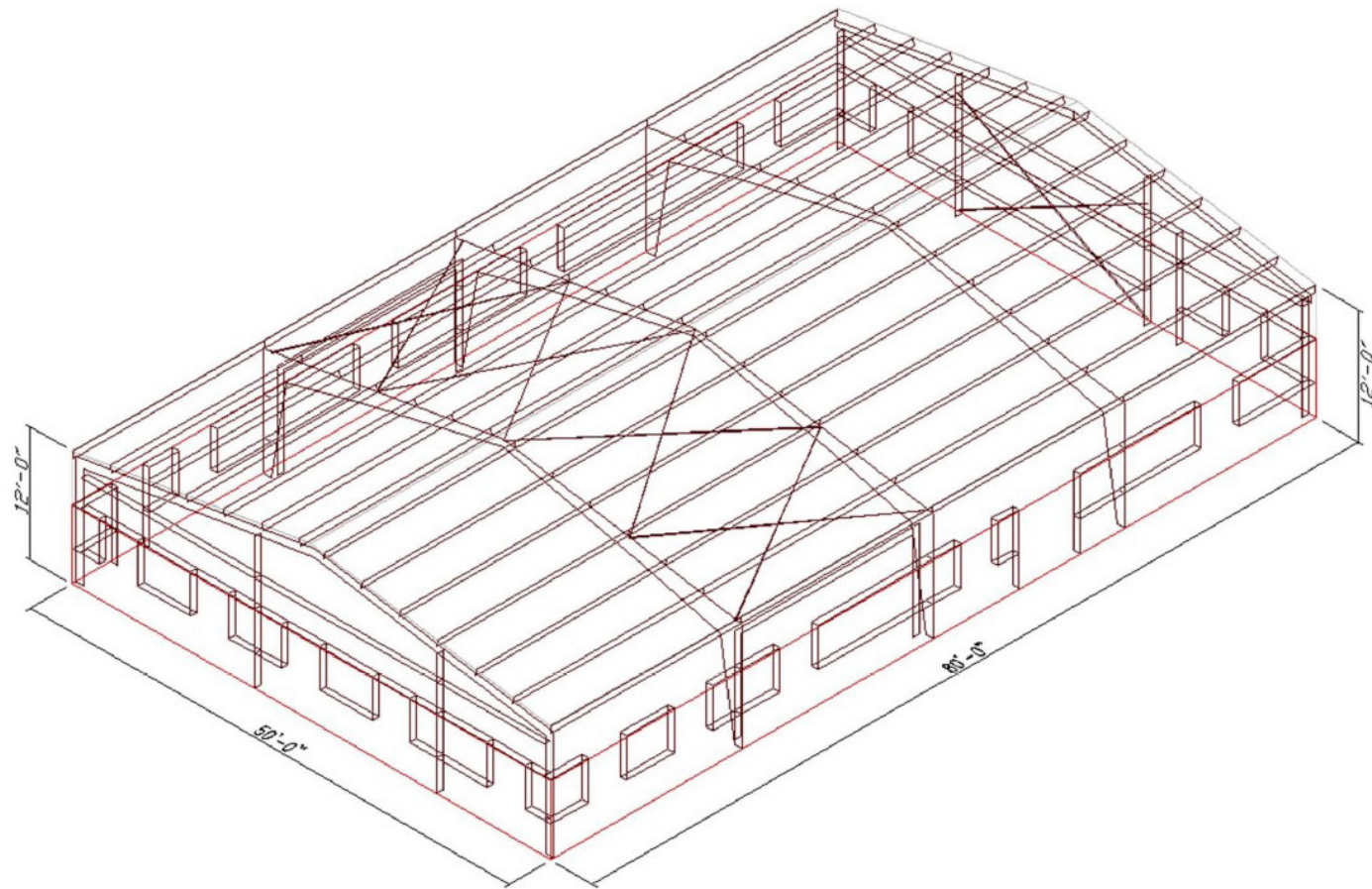


Interior Photos



Floor Plans

Office Building

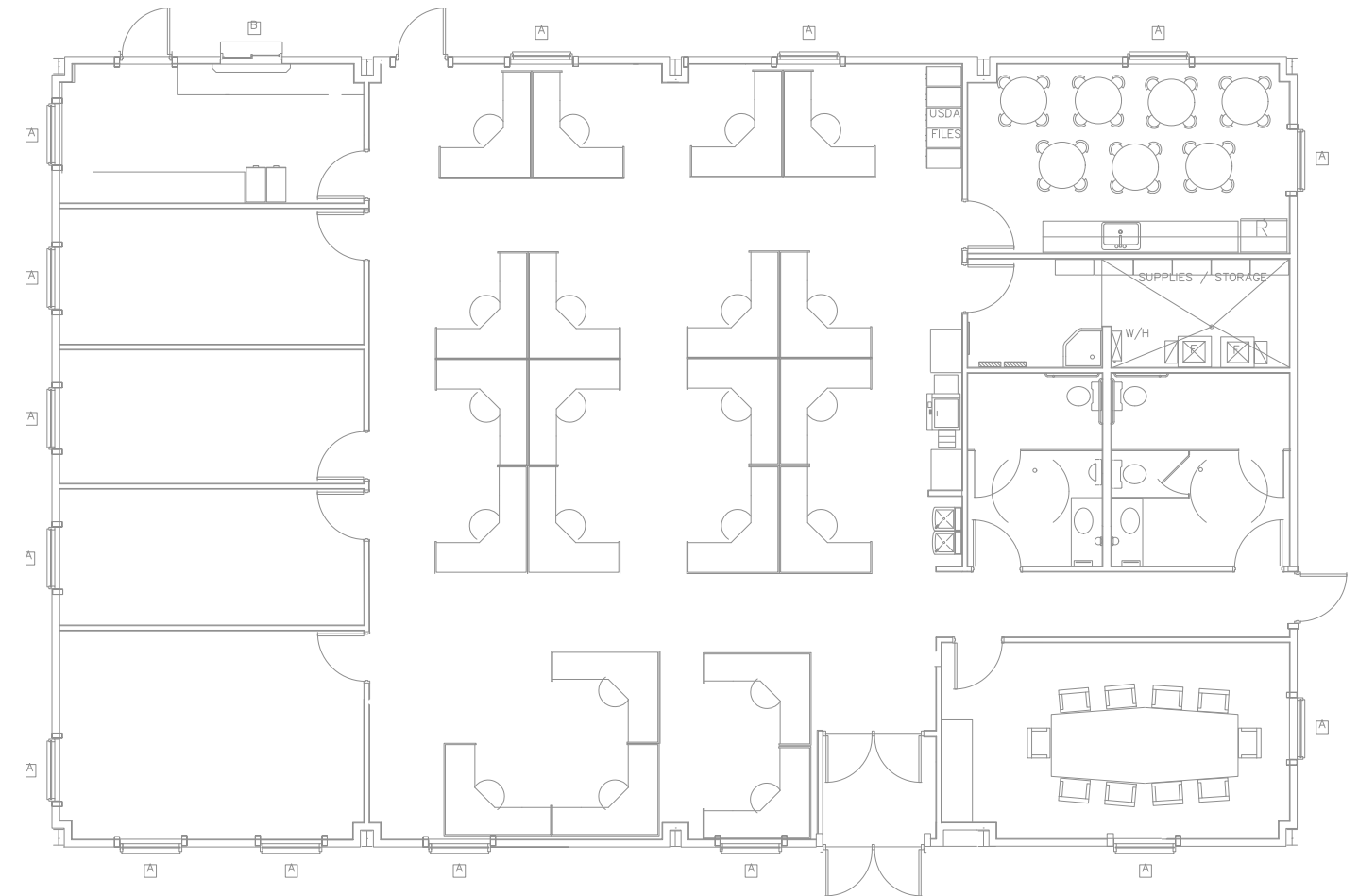


Property Highlights

- 4,000 SF
- Private restrooms
- Kitchen and breakroom area
- Private offices
- Private conference room



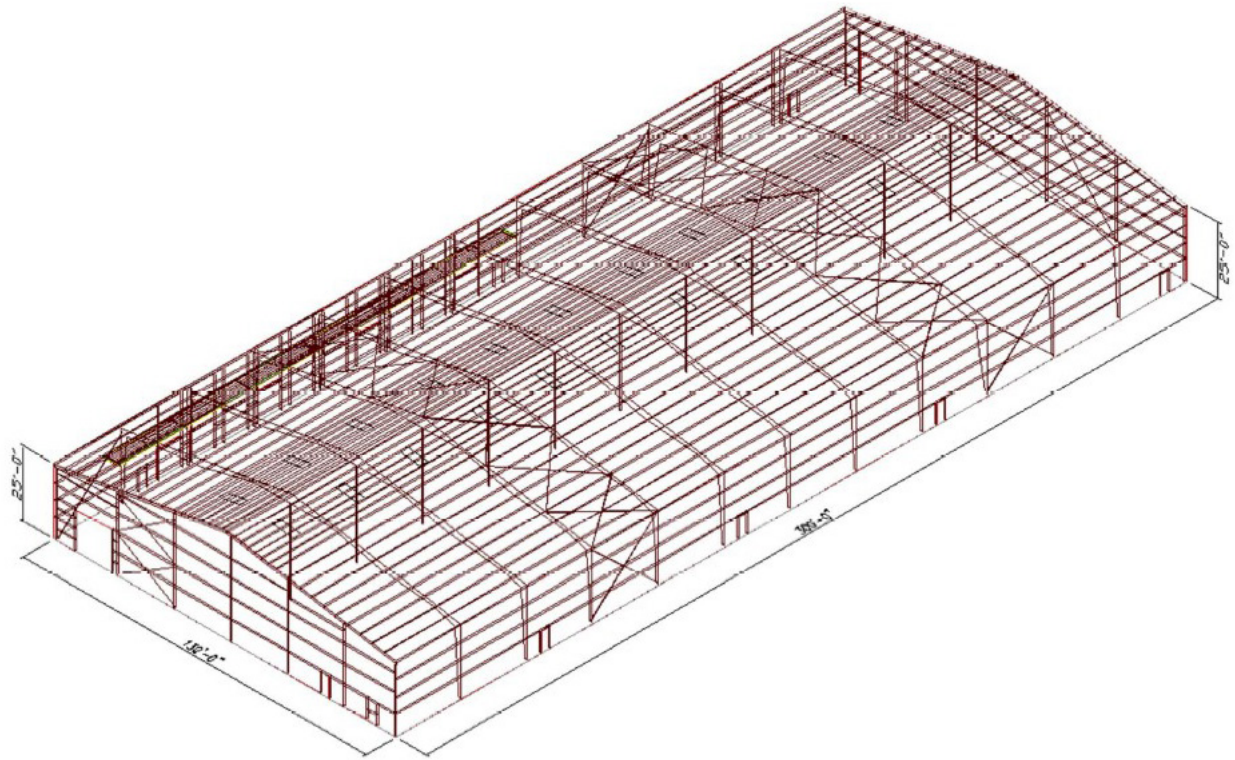
Office Building



Floor Plans

Warehouse Building 1

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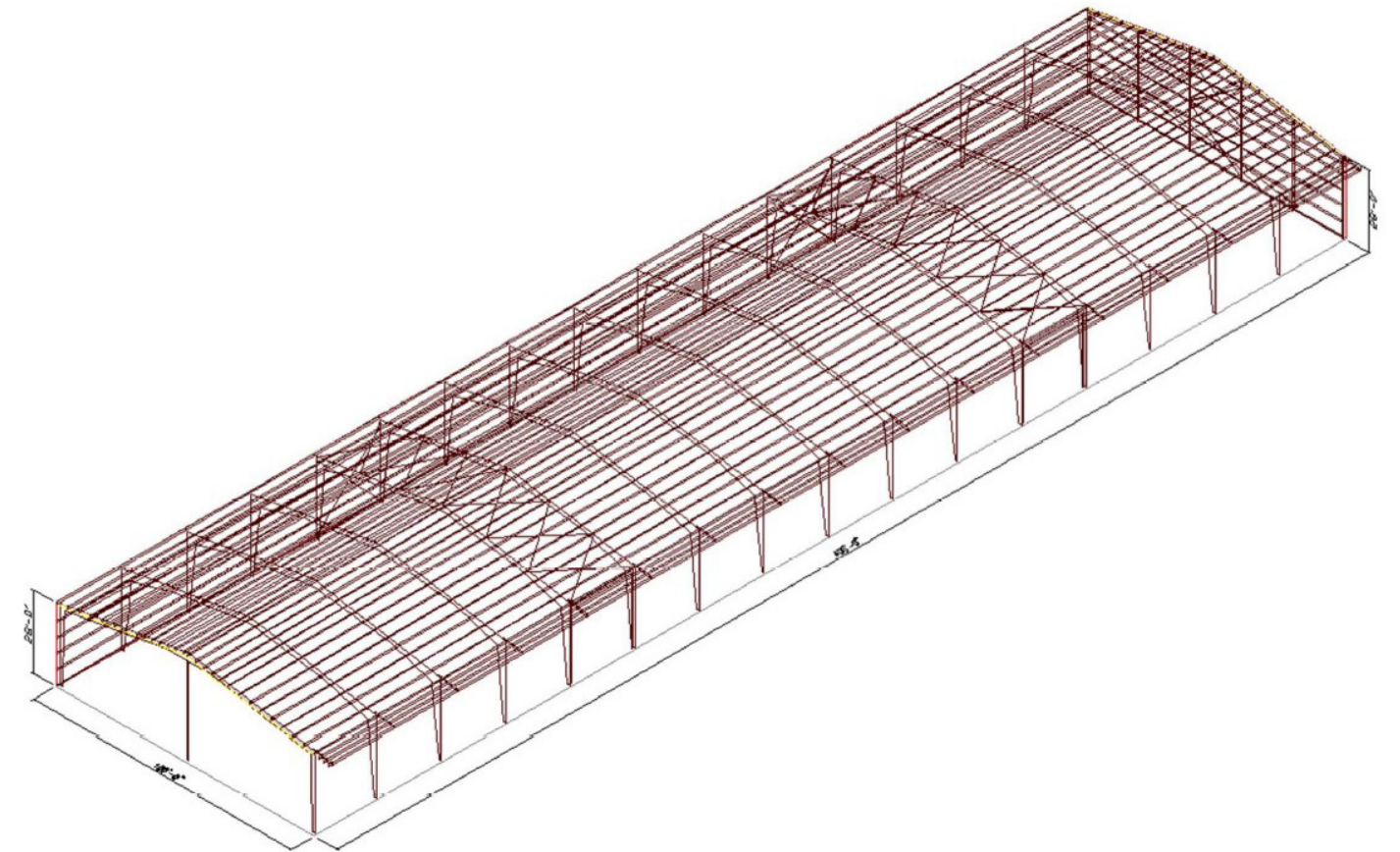
Property Highlights

- 39,000 total SF
- 800 office SF
- 38,200 warehouse SF
- Ten (10) EOD levelers with bumpers in exterior dock area
- Two (2) ground level doors
- Power: 2000 amps / 480Y/277V / 3-phase / 4 wire
- Clear height: 25'
- 22' column width
- Private restrooms



Floor Plans

Warehouse Building 2



Property Highlights

- 40,000 total SF
- 1,600 office SF
- 38,400 warehouse SF
- Four (4) ground level doors
- Clear height: 28
- Power: 2000 amps / 480Y/277V / 3-phase / 4 wire
- 22' column width
- Private restrooms



Buildings



Freeway Access



OWNER-USER OPPORTUNITY

Why Invest in Utah

#1 Best State
State Farm & BestPlaces

#1 Best State to Start a Business
WalletHub

AAA Triple A Credit Rating
Standard & Poor's

#1 Best Economic Outlook
Rich States Poor States

#3 Best State for Business
Forbes

#3 Best Markets for Real Estate Investment
Urban Land Institute

#1 Best State Overall
U.S. News & World Report

#1 Highest Annual Job Growth Rate in the U.S.
U.S. BLS

5 National Parks

43 State Parks

14 World-Class Ski Resorts

9M Acres of National Forest

Utah by the Numbers



2023 TOTAL POPULATION



2020-2023 POPULATION ANNUAL GROWTH RATE



ANNUAL JOB GROWTH (NOV. 23)



PERCENT WITH BACHELOR'S OR HIGHER

United States of America	337,470,185	0.56%	1.8%	36.13%
State of Utah	3,458,220	1.72%	2.0%	38.02%
Tooele County	79,760	1.60%	3.2%	24.9%
Wasatch Front	2,600,127	1.60%	1.8%	39.87%
Weber County	273,472	1.30%	2.4%	28.39%
Davis County	380,238	1.47%	2.4%	40.62%
Salt Lake County	1,228,223	1.10%	1.6%	39.67%
Utah County	718,194	2.66%	1.5%	45.00%

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