

MASTER PLANNED INDUSTRIAL LOGISTICS CENTER



# MIDVALLEY

## LOGISTICS CENTER

1830 SR-112 Tooele, UT 84074



NEWMARK



[nrmk.com](http://nrmk.com)



# MIDVALLEY

LOGISTICS CENTER

## FOR LEASE, SALE OR BTS

- 26-building master-planned industrial development
- ±600 total acres
- Totalling more than 9.5M total square feet
- Potential rail service
- On-site trailer parking
- Located immediately off of Highway 112
- Nonstop access to I-15 via I-80
- Zoned Light Commercial (LI)

**EXCLUSIVELY LISTED BY:**

**Lucas M. Burbank**  
*Executive Managing Director*  
† 801-578-5522  
lucas.burbank@nmrk.com

**Eli Priest**  
*Senior Managing Director*  
† 801-746-4746  
eli.priest@nmrk.com

**Kelsie Akiyama**  
*Senior Associate*  
† 801-578-5504  
kelsie.akiyama@nmrk.com





# MIDVALLEY

LOGISTICS CENTER

Liddiard Home Furnishings



2000 North

400 West

**FUTURE DEVELOPMENT**



1000 North

Main Street

Utah Avenue

Vine Street

Links at Overlake

Overlake Golf Course

**PHASE III**



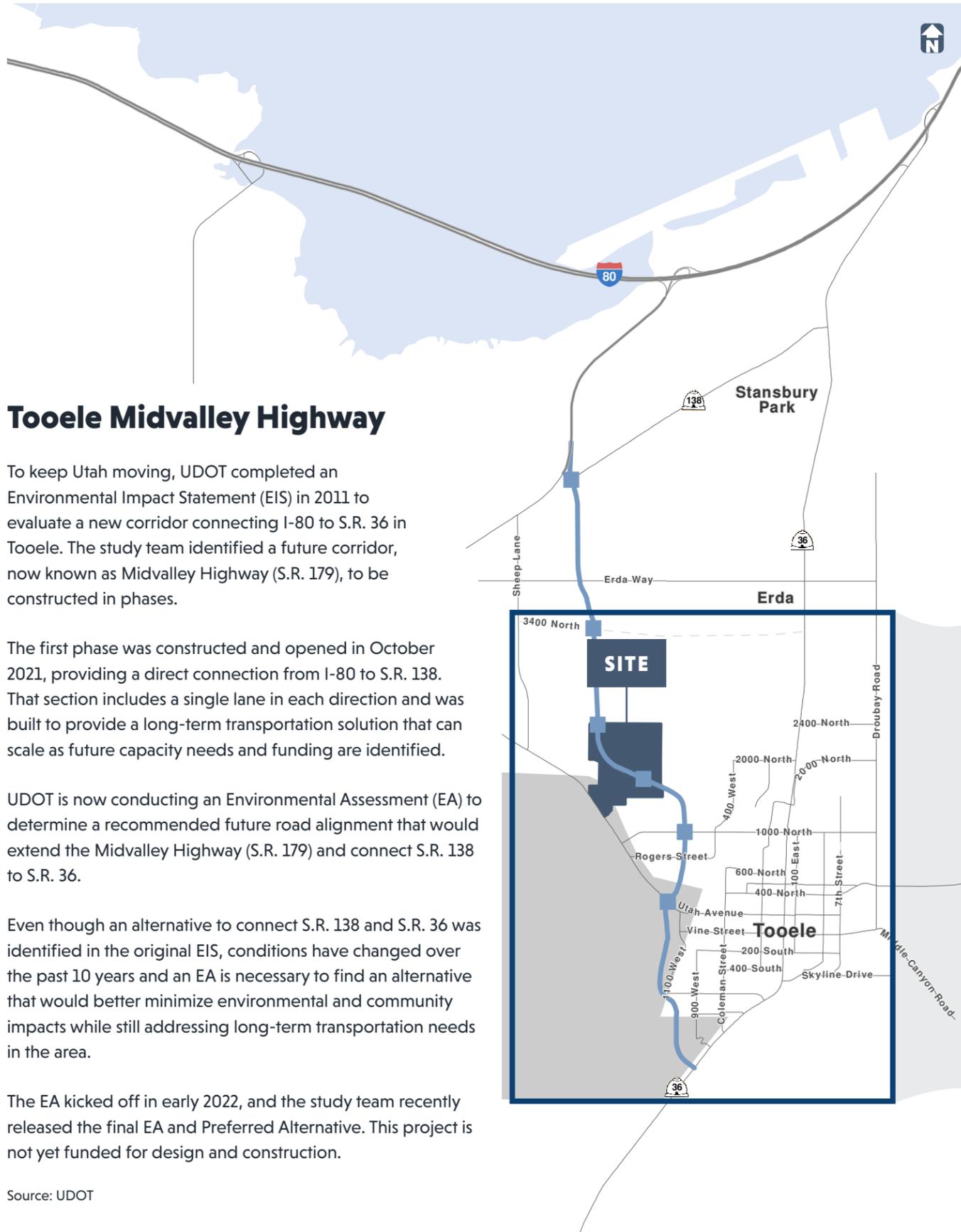
**PHASE I**



**PHASE II**

**FUTURE DEVELOPMENT**

**BUILD TO SUIT**



### Tooele Midvalley Highway

To keep Utah moving, UDOT completed an Environmental Impact Statement (EIS) in 2011 to evaluate a new corridor connecting I-80 to S.R. 36 in Tooele. The study team identified a future corridor, now known as Midvalley Highway (S.R. 179), to be constructed in phases.

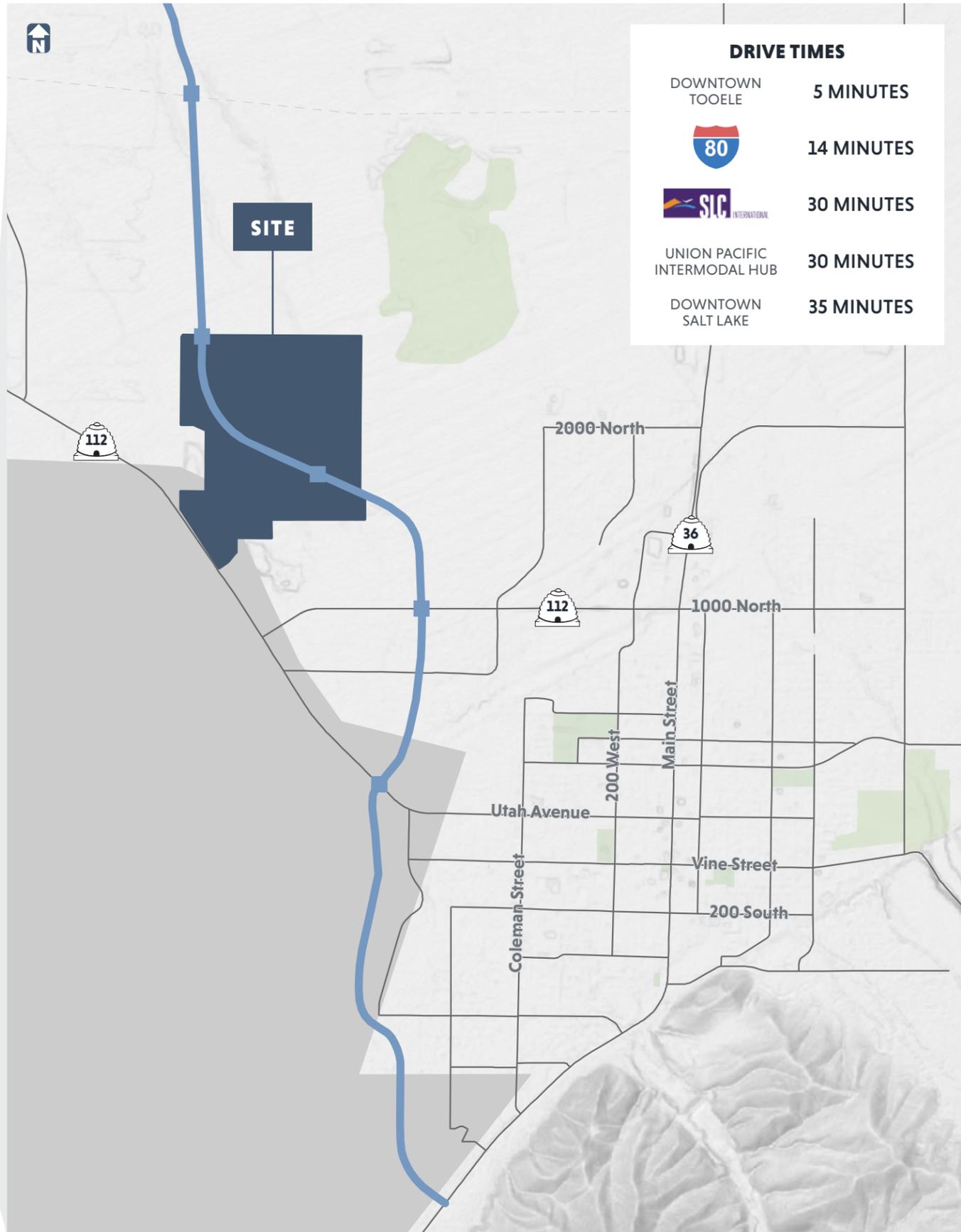
The first phase was constructed and opened in October 2021, providing a direct connection from I-80 to S.R. 138. That section includes a single lane in each direction and was built to provide a long-term transportation solution that can scale as future capacity needs and funding are identified.

UDOT is now conducting an Environmental Assessment (EA) to determine a recommended future road alignment that would extend the Midvalley Highway (S.R. 179) and connect S.R. 138 to S.R. 36.

Even though an alternative to connect S.R. 138 and S.R. 36 was identified in the original EIS, conditions have changed over the past 10 years and an EA is necessary to find an alternative that would better minimize environmental and community impacts while still addressing long-term transportation needs in the area.

The EA kicked off in early 2022, and the study team recently released the final EA and Preferred Alternative. This project is not yet funded for design and construction.

Source: UDOT





**±600**  
TOTAL ACRES



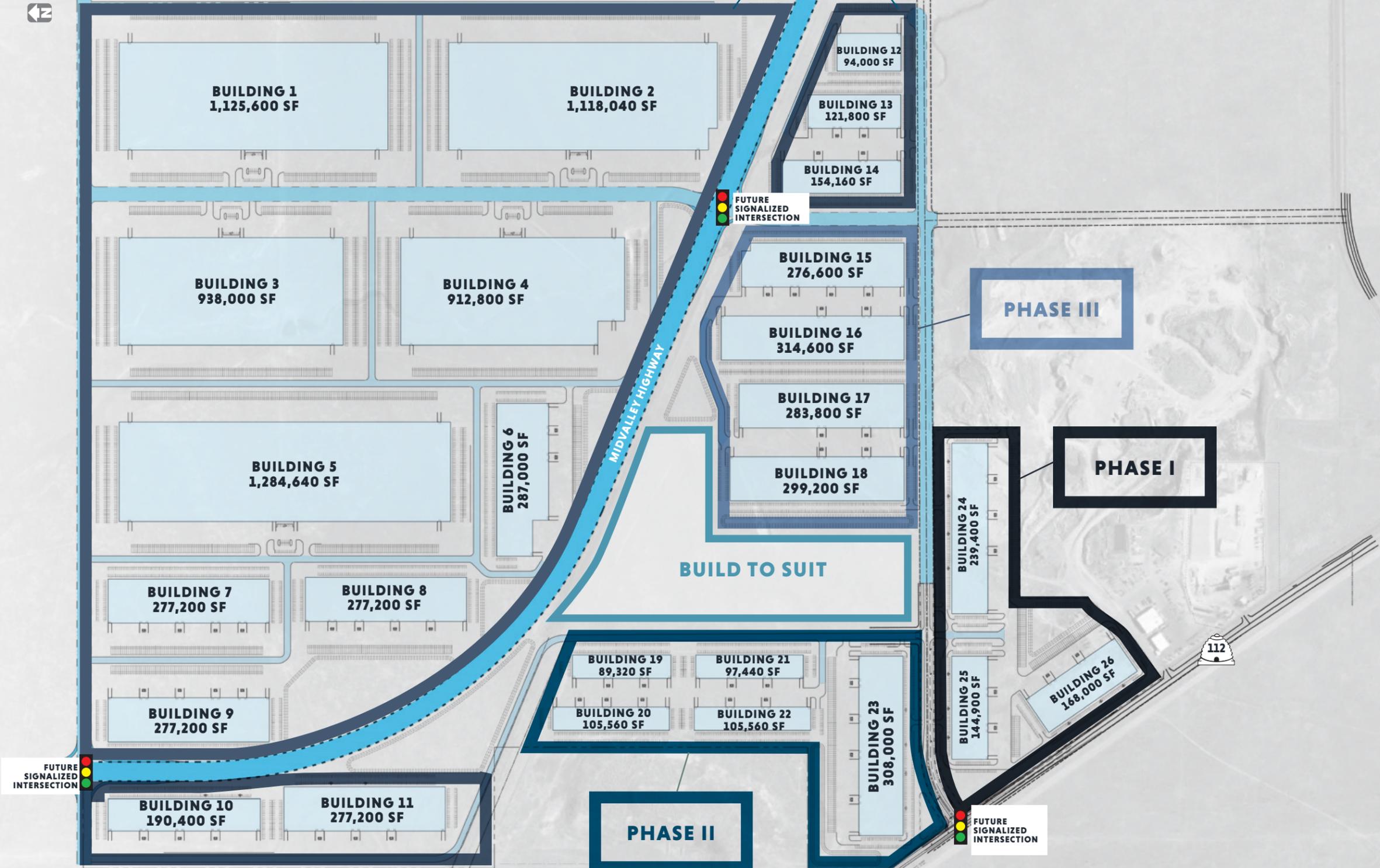
**26**  
BUILDINGS



**9.5M**  
SQUARE FEET



**LI**  
LIGHT COMMERCIAL  
ZONING



# TOOELE METRO AREA



**79,760**

Total Population



**9.7%**

Population Growth  
(2020-2023)

Tooele is prepared to meet the challenges of the future. Tooele City, a Utah community, is nestled at the foothills of the Oquirrh Mountains. It is located about 35 miles southwest of Salt Lake City and has a rich, colorful history.

Because of available resources, the transfer of the depot property and excellent economic opportunities, Tooele stands at the brink of growing into a regional trade center during the upcoming years. Tooele City citizens have been resilient over the past 160 years. The city now faces an exciting time that tests its ability to meet new challenges, and it will surely rise to meet them once again.

Sources: Esri, Tooele City, Data USA, Utah Department of Workforce Services

# DEMOGRAPHICS

POPULATION	3 miles	5 miles	10 miles
2023 Total Population	12,009	44,228	76,397
2028 Total Population	14,244	47,876	87,726
2020 Total Population	10,442	41,142	69,452
2020-2023 Annual Rate	5.00%	2.50%	3.33%
2023-2028 Annual Rate	3.47%	1.60%	2.80%
2023 Daytime Population	12,882	39,048	61,489
2023 Median Age	28.6	30.5	31.2

HOUSEHOLDS	3 miles	5 miles	10 miles
2023 Households	3,642	13,816	23,125
2028 Households	4,345	15,012	26,712
2020 Households	3,181	12,774	20,917
2010-2023 Annual Rate	4.83%	2.72%	3.52%
2023-2028 Annual Rate	3.59%	1.67%	2.93%
2023 Average Household Size	3.29	3.18	3.28

INCOME	3 miles	5 miles	10 miles
2023 Average Household Income	\$96,732	\$99,809	\$110,082
2028 Average Household Income	\$107,312	\$112,080	\$123,628
2023 Median Household Income	\$85,977	\$86,556	\$97,495
2028 Median Household Income	\$95,981	\$100,241	\$104,614
2023 Per Capita Income	\$30,049	\$31,309	\$33,313
2028 Per Capita Income	\$33,614	\$35,290	\$37,628

HOUSING	3 miles	5 miles	10 miles
2023 Housing Units	3,761	14,240	23,784
2023 Occupied Units	96.8%	97.0%	97.2%
2023 Vacant Units	3.2%	3.0%	2.8%
2023 Owner Occupied Units	74.4%	78.4%	81.0%
2023 Renter Occupied Units	22.4%	18.7%	16.3%
2023 Median Home Value	\$324,702	\$310,597	\$349,165

EMPLOYEES	3 miles	5 miles	10 miles
2023 Total Population 16+	6,084	21,987	37,777
2023 White Collar	53.7%	52.5%	55.8%
2023 Services	7.7%	12.0%	12.5%
2023 Blue Collar	38.7%	35.5%	31.7%

Source: Esri Business Analyst

## TOP EMPLOYERS

- Department of Defense
- Purple Innovation
- US Magnesium
- Sportsman's Distribution

## TOP INDUSTRIES

- Manufacturing
- Retail Trade
- Construction
- Health Care

## TOP DEVELOPMENTS

- Ken's Gym
- Harris Community Village
- Peterson Industrial Depot
- Leitner-Poma

## IN RECENT NEWS



### TRADE & INDUSTRY

Tooele City Takes Pride in Welcoming New Business to the Community



### BUSINESS UTAH

Plastic Ingenuity To Open an Office In Tooele



### BUSINESS UTAH

Carvana Bringing Jobs To Tooele

# WHY UTAH?

As a whole, the State of Utah is known for its dynamic economic climate, well-run state government, young, highly-educated work force and business friendly environment. Since 2010, Forbes has consistently ranked the state as one of the top five "Best States for Business." Utah features low costs of doing business, countless economic incentives, relatively affordable real estate costs, low wages, competitive corporate income and sales tax and affordable health care insurance.

# DEMOGRAPHICS

The State of Utah has a population of 3.46 million. Approximately 2.7 million (77% of the population) lives along the Wasatch Front, a four-county geographic area surrounding Salt Lake City. The state has the ninth-fastest growing population in the country, which is also the youngest. Major universities in the Greater Salt Lake area include Brigham Young University, Utah Valley University, Salt Lake Community College, Westminster College, Eagle Gate College, Broadview University and The University of Utah.

**3.46M**

Population

**#1**

Fastest Growing Population (2010-2023)

**77%**

of State's Population (2.57M) Live in Greater Salt Lake Region

**91%**

Have a High School Diploma, 70% have College Experience, 37% Have a Bachelor's Degree

**31.4**

Median Age (Lowest in the Nation)

**2.9%**

Unemployment Rate (BLS, May 2024)

# WHY INVEST IN UTAH



**#1 ECONOMIC OUTLOOK**

(Rich States, Poor States, 2024)



**#1 BEST STATE FOR SOCIAL MOBILITY**

(Archbridge Institute, 2024)



**#1 BEST STATE TO START A BUSINESS**

(WalletHub, 2024)



**#2 BEST STATE ECONOMY**

(WalletHub, 2024)



**#4 BEST-PERFORMING SMALL CITIES: ST. GEORGE**

(Milken Institute, 2024)



**# 2 MOST FINANCIALLY LITERATE STATE**

(WalletHub, 2023)



**#1 BEST STATE OVERALL**

(U.S. News, 2024)



**#1 TOP JOB MARKET**

(WSI/Moody Analytics, 2024)



**#4, #5 BEST-PERFORMING LARGE CITIES: SALT LAKE CITY, PROVO**

(Milken Institute, 2024)



**AAA CREDIT RATING**

(Fitch Ratings, 2024)

# ECONOMIC OVERVIEW

Since 2010, Forbes has consistently ranked Utah as one of the top five "Best States for Business." The state benefits from light regulation and energy costs that are 23% below the national average. Employment expanded 3.1% year-over-year, making the state the national leader for job growth. Utah has been a tech destination for years, with companies such as eBay, Oracle, Microsoft, Twitter, Facebook and Amazon building up a heavy presence in the state as a low-cost alternative to California. Today, there are over 7,000 tech and life sciences companies located in Utah. Venture capital firms invested \$1.1 billion in Utah in 2019—more than three times the average investment over the past four years. From the end of the great recession in 2009, venture capital investment in Utah companies has grown by 500%, nearly double the national growth rate. The number of deals per year has also more than doubled in the same time period.

Utah's economic performance is impressive on many levels and speaks to the State's ability to compete in global markets and attract new business. Companies that have recently expanded within or entered Utah include Adobe, Ebay, Amazon, Goldman Sachs, Fidelity and Twitter. This tenant migration has had a notable impact on the region's unemployment rate, which at 2.4% (February 2023) is the fourth-lowest rate in the U.S.

# LIFESTYLE

Both the state of Utah and Salt Lake City have been cited by virtually every prestigious publication as one of the top destinations in the nation to live, work and play. Life in Utah offers an ideal mix: job opportunities, low cost of living, low crime rates, affordable higher education, top-notch health care, and cultural diversity. Best of all, Salt Lake City offers a side-by-side mix of outdoor recreation and urban entertainment. *Outside* magazine ranked Salt Lake City as one of the "Best Place to Live" in 2014. *Outside* also named Salt Lake City among America's "10 Best Big Cities for Active Families" for its commitment to open space, smart solutions to sprawl and gridlock, can-do community spirit, and an active embrace for an adventurous life.



**Salt Lake Ranked Best Place to Live & Park City Ranked Best Town Ever**

Outside Magazine



**Salt Lake Ranked One of the Healthiest Metro Areas**

Atlantic Cities Magazine



**15 World-Class Ski Resorts**



**#1 Hiking City - Salt Lake City**

National Geographic Adventure



**5 National Parks**



**#1 State for Future Livability**

Gallup Wellbeing



**More Than 9 Million Acres of National Forest**



**43 State Parks**

## Top Employers in UTAH





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