



# WEST VALLEY

LOGISTICS CENTER 3

6048 W. Beagley Rd. | West Valley City, Utah





## West Valley Logistics Center 3 & 4

- Two institutional grade buildings totaling over 623,000 square feet
- State of the Art, Class A mid-box construction
- 7" reinforced concrete
- Within a rapidly growing area of West Highway 201

## Unbeatable Location

- Access to all major highways via the less congested 7200 West interchange
- Large employment base in close proximity
- Close proximity to the Union Pacific Intermodal Hub that provides direct access to all western sea ports
- Near all major interstate trucking routes
- Just west of the Mountain View Corridor expansion
- Within a 12-hour drive of over 61 million people



DESTINATION	DRIVE TIME	MILES
Union Pacific Intermodal Hub	8 Minutes	3.5 Miles
Salt Lake City International Airport	12 Minutes	8 Miles
Downtown Salt Lake City	14 Minutes	12 Miles
The University of Utah	20 Minutes	14 Miles
Silicon Slopes	18 Minutes	17 Miles



**Building 4**  
6047 W. Beagley Rd.  
Expected Delivery  
**Q1 2026**

**Building 3**  
6048 W. Beagley Rd.

**SITE**





# Property Plans & Details

6048 W. Beagley Rd. | West Valley City, Utah





# 173,018 SF Available

Various Options to Demise  
(As Low as 61,508 SF)



173,018 SF AVAILABLE  
TOTAL BUILDING SIZE:  
314,175 SF



CLASS A  
CONSTRUCTION



LARGE  
EMPLOYMENT BASE

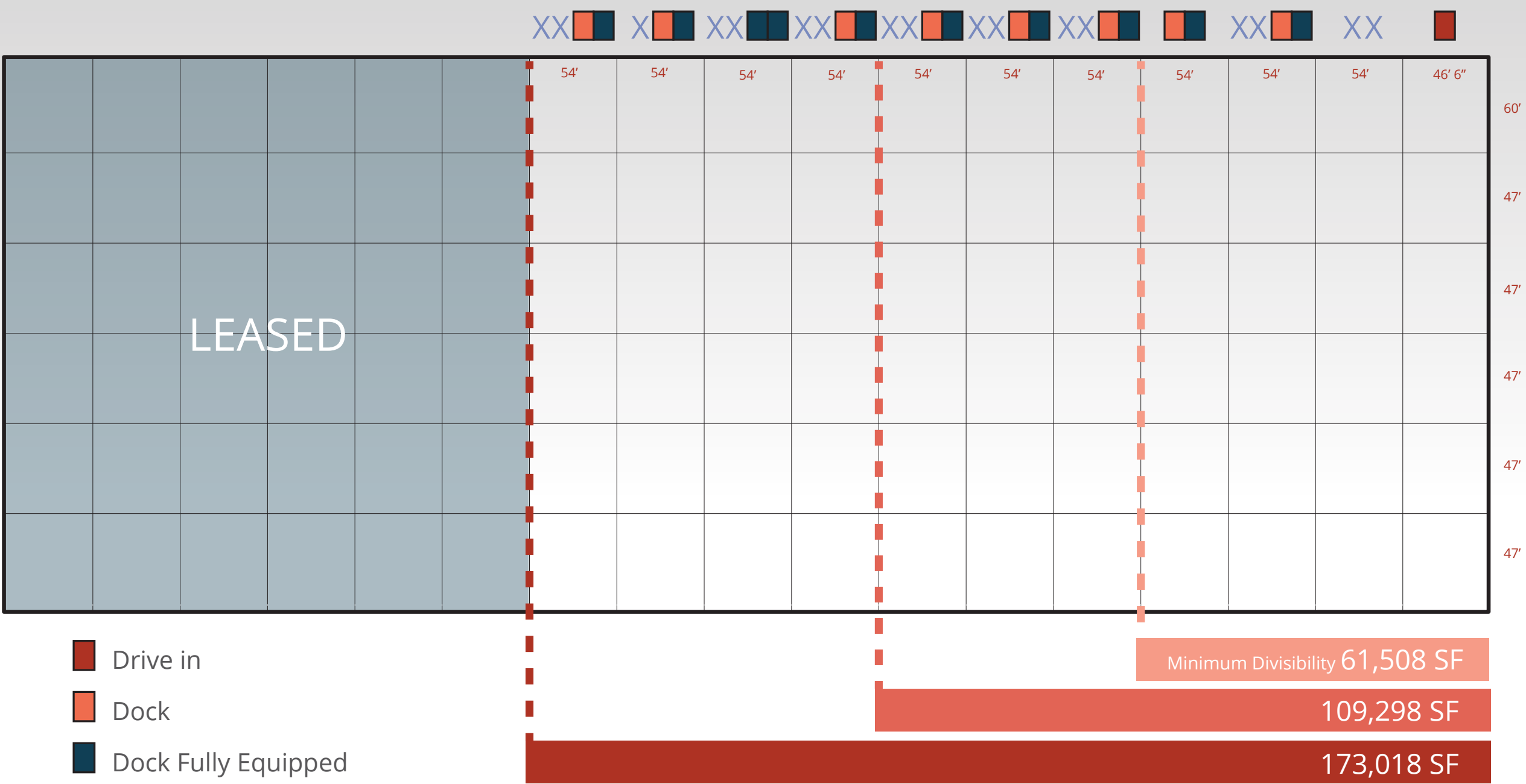


NEAR MAJOR  
TRUCKING ROUTES

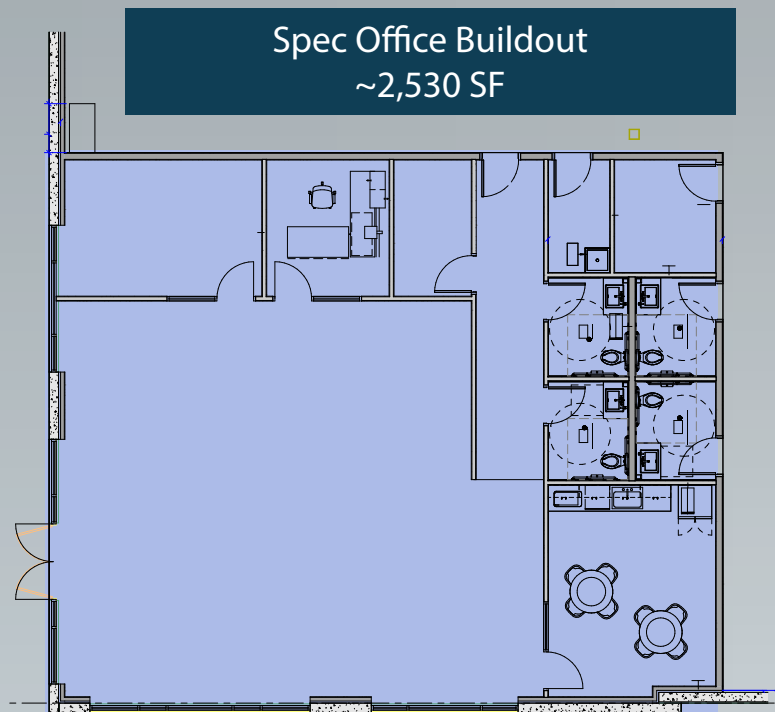
## Building 3

6048 W. Beagley Rd

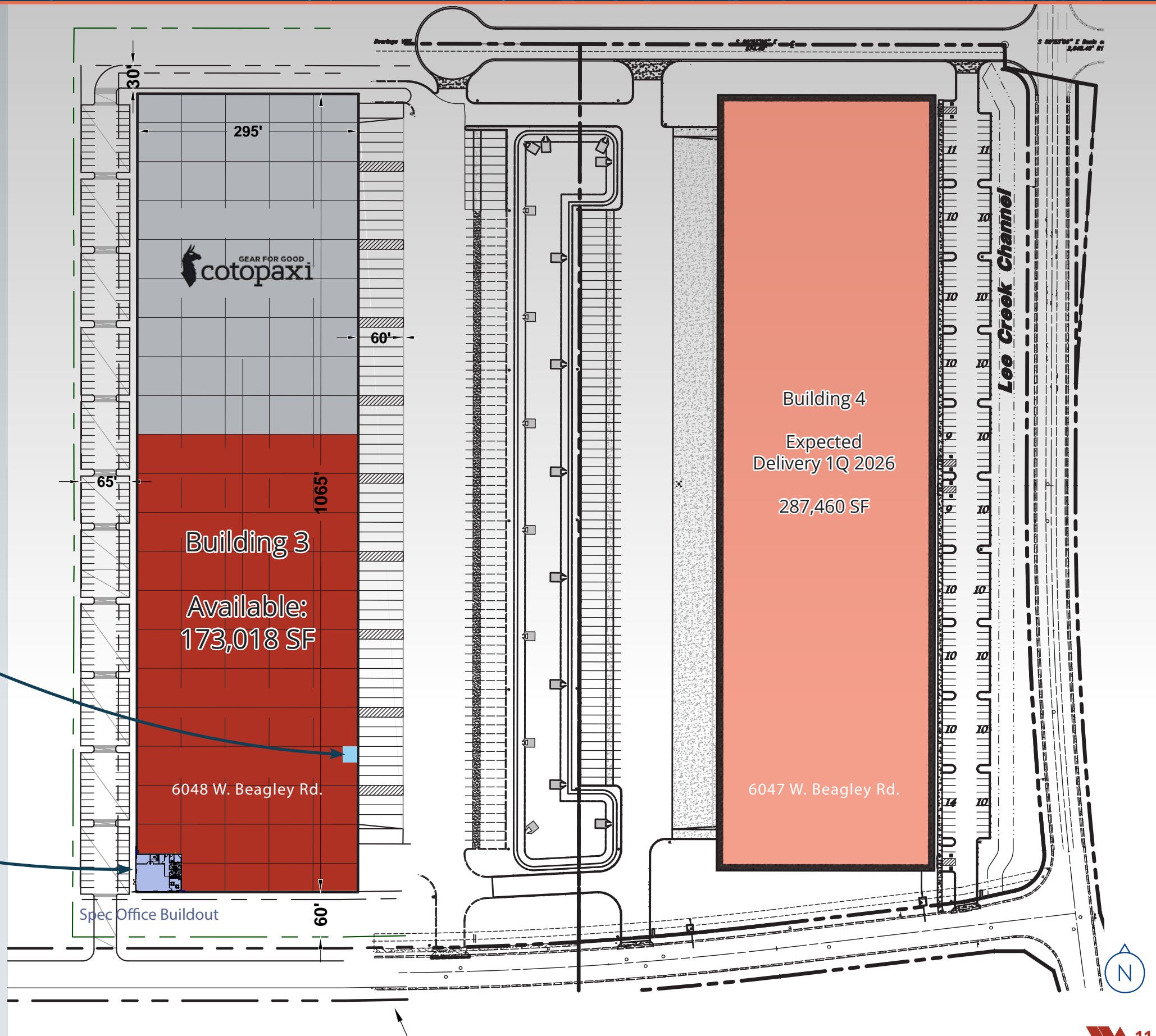
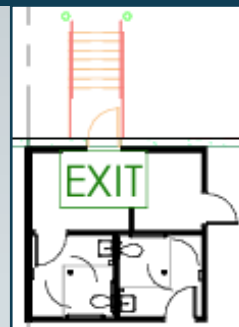
- Space available: 173,018 SF  
Total building size: 314,175 SF  
Office: 2,530 SF
- Lot Size: 20.2 Acres
- Building Depth: 295'
- Typical Column Spacing: 54' x 47' (60' speed bays)
- Divisible to 61,508 SF (approximately)
- Clear Height: 36'
- Loading Docks: (18) docks (9'x10' doors), (17) knockouts
- (1) door (12'x14')  
Electrically operated with Vision Lite
- Truck Court: Overall depth of 185', with 60' concrete apron
- Fire Suppression: State of the art ESFR
- Power: 2,400 Amps remaining  
3 phase  
277, 480V
- Car Parking: 214 spaces total  
124 remaining
- Trailer Parking: 80 spaces total  
47 remaining







Trucker Lounge & Restrooms





## State and Local Incentives



### ECONOMIC DEVELOPMENT TAX INCREMENT FINANCING (EDTIF) IN PLACE

The EDTIF tax credit is a post-performance, refundable tax credit rebate for up to 30% of new state revenues (sales, corporate, and withholding taxes paid to the state) over the life of the project (typically 5-10 years). It is available to companies seeking relocation and expansion of operations to the State of Utah who are looking to add at least 50 jobs with annual wages of at least 110% of county average annual wages, have demonstrated company stability and profitability, and have demonstrated competition with other locations. Companies must also obtain commitment from the local government to provide local incentives.



### INDUSTRIAL ASSISTANCE FUND (IAF)

The Industrial Assistance Fund is a post-performance grant for the creation of high-paying jobs in Utah. Companies are required to obtain commitment from local government to provide local incentives, create new high-paying jobs in the state (at least 50 jobs and at least 110% of county average annual wages), demonstrate company stability and profitability, and demonstrate competition with other locations.



### CUSTOM FIT TRAINING

Custom Fit Training is a partnership between the Utah Colleges of Applied Technology and other select sister institutions across the state, and the local business community. Its mission is to provide customized employee training to businesses at an affordable cost. The Utah State Legislature appropriates funds each year as an investment in custom fit training.



### TAX INCREMENT FINANCING (TIF) IN PLACE

Cities and counties may award incentives to companies locating in Economic Development Areas (EDA), Urban Renewal Areas (URA) or Community Development Areas (CDA). The city or county determines EDA/URA/CDA areas on a local level. Incentive dollars are generated through the creation of new "property tax increment" that a development will generate. When a company constructs a new building, for example, its property tax increment is the result of the assessed value of the building multiplied by the property tax rate. In an EDA or URA, all public entities entitled to property tax agree to rebate their increment back to the new development for a specified period of time to incent the development to occur. In a CDA, public entities must opt-in on a property tax rebate if they see fit. Incentives are awarded as a percentage of the tax increment created by the development.

- EDAs are intended for development on land sites that will result in the value-added creation of jobs. There is no requirement for blight in an EDA and the property can be vacant or partially improved land.
- URAs are blighted areas that require local assistance to reasonably justify any type of economic renewal.
- CDAs are intended to undertake any economic or community development purpose of the city, including job growth or retail sales.



### REVOLVING LOAN FUNDS (RLFS)

Numerous RLF programs have been established in the state to promote economic development within Utah. RLFs are a gap financing measure used primarily for development and expansion of small businesses. Communities in Utah offer RLFs to provide access to a flexible source of capital to be used in combination with more conventional sources. Often RLFs act as a bridge between the amount a borrower can obtain through private market funding and the amount needed to start or sustain a business. RLFs issue loans at competitive market rates. Durations and loan amounts vary according to the use of funds.





# Location Overview

6048 W. Beagley Rd. | West Valley City, Utah



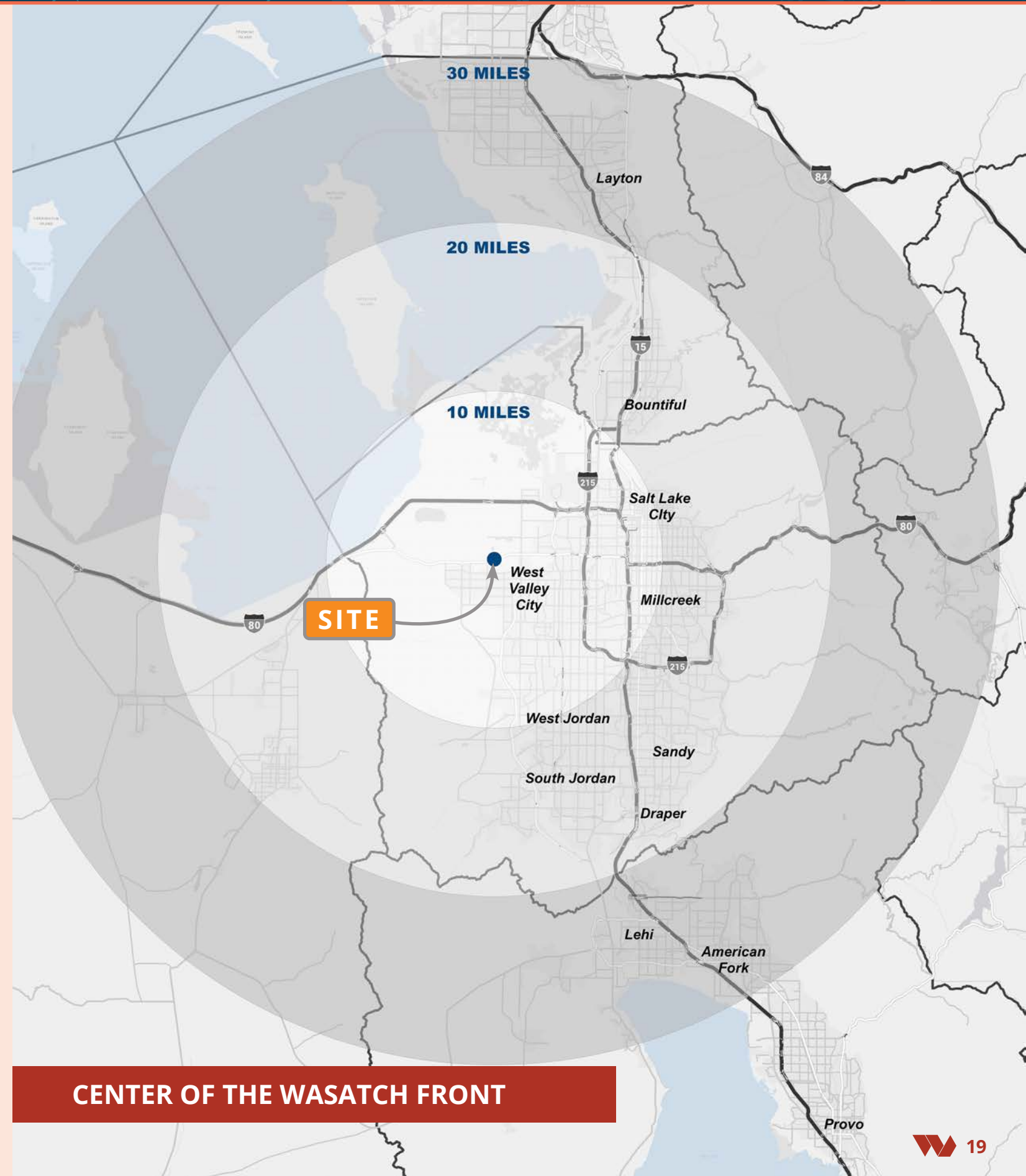








CENTER OF THE WESTERN U.S.



CENTER OF THE WASATCH FRONT



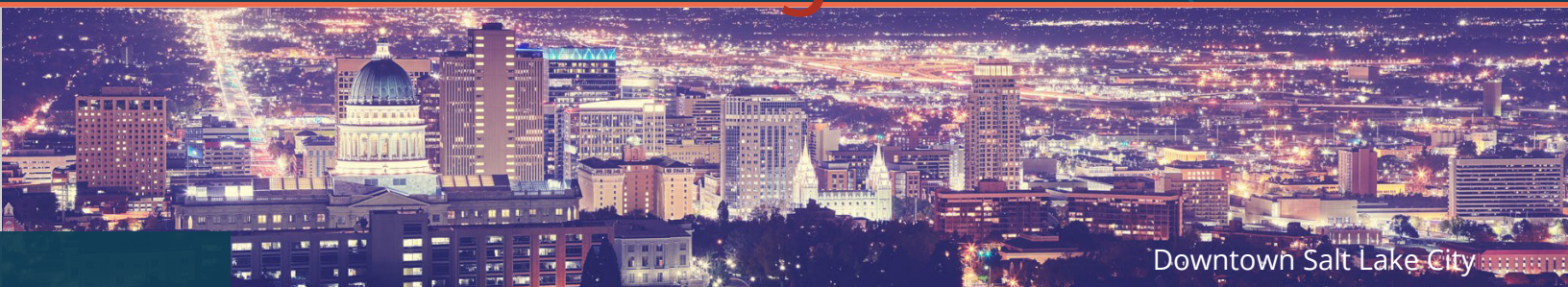


Yes, Utah!

6048 W. Beagley Rd. | West Valley City, Utah







Downtown Salt Lake City

# Why Utah?



## Utah Provides a High-Quality of Life

Utah is a national leader in **high job growth, low unemployment, low cost of doing business, and talented labor**. Utah regularly ranks among the best states for **business, careers, living, health, and quality of life**. Utah provides an array of employment opportunities in various industries, and offers its residents numerous lifestyle options that range from quiet rural settings to thriving urban centers.

Most of Utah's population resides along **The Wasatch Front**, roughly 150 miles of contiguous cities and communities, running predominantly north-south along the I-15 corridor and the western slope of the Wasatch Mountain range, from Brigham City to Nephi.

Utah is world-renowned for its bounty of **public lands and recreational opportunities** ranging from mountain wilderness to desert landscapes. Utah has five national parks, six national forests, numerous state parks and recreation areas, and over a dozen ski resorts.

Utah is a geographically diverse state, encompassing a **convergence of three distinct geological regions**: the Rocky Mountains, the Great Basin, and the Colorado Plateau.

The beehive is the state symbol of Utah. The Mormon settlers used the symbol to represent **hard work and industriousness**. The beehive is where all workers cooperate in the construction of something much bigger than themselves, as a model for an efficiently run society.

### Utah's Population Demographics (2020)



3.34M  
Population



1.05M  
Households



3.13  
Average Household Size

### Utah's Income Factors (2020)



\$73.0K  
Median Household Income



\$92.6K  
Average Household Income



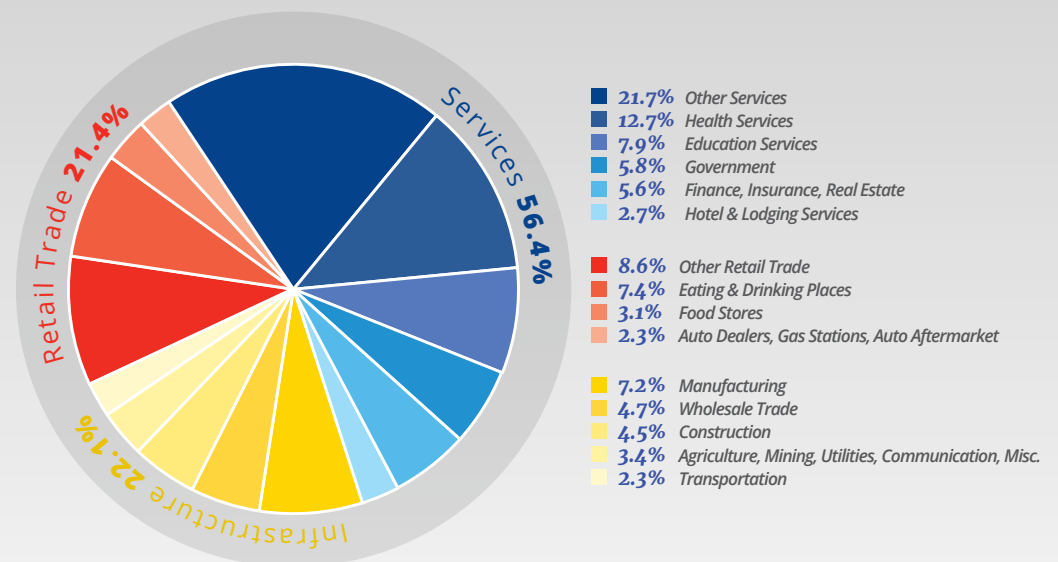
\$29.2K  
Per Capita Income



## Utah: Diverse & Skilled

Utah's job market is robust and diversified. The economy booms thanks to a combination of strong employment growth, the vibrant and diverse industries present, and strategic collaboration between business, labor and government.

### Utah's Workforce by Industry



### Utah's Workforce in Numbers (2020)

**1.27M**  
Total Employees



**54.4%**  
Services



**22.6%**  
Retail Trade



**23.0%**  
Infrastructure

# Utah's Workforce





**Low Natural Disaster Risk** – Compared to many states, Utah has a low natural disaster risk. Utah ranks 5th in the nation for national disaster safety.



**Superior Access** – Salt Lake City International Airport is the nation's #1 airport for “ease of access” and is also one of the nations fastest airports for curb-to-plane-time. The airport has direct, daily flights to the 19 busiest airports in the U.S.



**Low Power Rates** - Utah enjoys some of the cheapest electricity and natural gas rates in the nation. Utah mines its own power sources in natural gas and coal, which saves in transportation costs. Utah's power plants have transitioned to natural gas and steam over the last 15 years, and renewable energy sources, such as solar and wind, are rapidly growing.



**Low Water Costs** - Utah has some of the lowest water utility rates in the nation, with a water price index score of 46 (USA = 100).



**Communications Infrastructure** – Utah ranks 2nd in the nation and 3rd in the world for fastest internet connectivity speeds, with an extensive fiber infrastructure. Google Fiber chose Salt Lake City for their pilot program.



**Beneficial Geography** – Salt Lake City is known as the “Crossroads of the West,” and provides excellent access to the entire western region of the United States. Additionally, 2.25 million of Utah's 3 million residents live along the Wasatch Front—a vertical corridor along the Wasatch mountains extending from Ogden in the north to Provo in the south. This densely populated area provides excellent infrastructure and a diverse, growing economy.



**Low Operation Costs** - Relative to other regional data center hubs, such as Portland, Phoenix, Las Vegas, or Denver, Utah offers lower costs for labor, construction, land, permits, and other vital operation and development costs.



**Superior Quality of Life** - Utah boasts a tremendous quality of life. Cost of living is cheaper than the national average. Utah is recognized as one of the greatest states in the nation for outdoor sports and recreation and is home to five national parks and a combined 45 heritage, scenic, and recreation state parks. Utah has many of the nation's best ski resorts, with 11 world-class ski resorts only 45 minutes from the Salt Lake International Airport.







## Manufacturing



### Diverse Manufacturing Businesses Add Value to Utah

Manufacturing in the state of Utah is more than a \$20 billion a year industry. The manufacturing industry is one of the key growth sectors in the state's long-range economic plan. It makes up nearly 14% of state's economy, and employs more than 125,000 workers, nearly 8% of Utah's workforce is employed in manufacturing.

- There are manufacturing companies in nearly every sector imaginable. Manufacturing combined is the single largest payroll in the state, with the exception of government
- Computer and electronics products, including communication equipment, computer microchips and scientific instruments, make up Utah's leading manufactured products. Ranking second is primary metals manufacturing, producing steel, aluminum and copper in the state
- According to the Economic Development Corporation of Utah, the state's manufacturing and distribution industry has experienced employment growth above 11 percent over the past five years.
- Forbes compared and ranked 373 metropolitan cities where manufacturing is thriving, Salt Lake City ranked number 15.

#### Top Manufacturing Employers in Utah



**#32** Largest employer in Utah by number of employees (2020)

The world's largest automotive safety supplier (such as airbags, seat belts, steering wheels, etc.) with sales to all major car manufacturers

Significant manufacturing operations in Weber and Box Elder Counties



**#50** Largest employer in Utah by number of employees (2020)

Leading manufacturer and marketer of disposable medical devices, particularly in cardiology, radiology, oncology, critical care and endoscopy.

Headquartered in South Jordan, Utah



**#51** Largest employer in Utah by number of employees (2020)

Lifetime Products is a leading producer of plastic and metal products such as folding tables, chairs, and basketball hoops.

Headquartered in Clearfield, Utah



One of Procter & Gamble's newest manufacturing sites built in 2011, is located in Box Elder County, which produces paper consumer products (Bounty Paper Towels, Charmin Toilet Paper, and others)

\$500 million expansion to the facility over coming years was recently announced, and will also add up to 200 more jobs



Manufacturer and supplier of irrigation products for residential and commercial markets, in business since 1986. Orbit distributes over 2,000 products to 40 countries on five continents..

Headquartered in Bountiful, Utah

Approximately  
**4.3k**  
Manufacturing  
Businesses in Utah  
(Utah Manufacturers Association)

Manufacturing Employs  
Nearly  
**9%**  
of Utah's Workforce  
(ESRI BAO)

Utah Had Nearly  
**144k**  
Jobs in Manufacturing in  
2021  
(Utah Department of Workforce  
Services)

Medical Equipment &  
Supplies Manufacturing  
in Utah Increased by  
**27%**  
Over 5 years: 2011-2016  
(Economic Development Corporation  
of Utah)



**#17** Largest employer in Utah by number of employees (2020)

In 2018 Amazon began shipping and receiving packages from a new 855,000 SF fulfillment center in Salt Lake City's Northwest Quadrant. The fulfillment center employs around 1,500 workers.



**#23** Largest employer in Utah by number of employees (2020)

UPS chose Salt Lake City's Northwest Quadrant for their 840,000 SF Regional Hub due to its proximity to the Salt Lake City International Airport and Utah's strategic one-day and two-day trucking routes



**C.R.England**  
C.R England is one of the largest refrigerated trucking companies in the world. Headquartered in West Valley City, Utah



Swift Transportation operates nearly 20,000 trucks and has a network that has grown to over forty full service facilities in both the continental United States and Mexico.



Sinclair Trucking provides delivery services and offers businesses a distribution network for a variety of products, including gasoline, diesel, jet fuel, fuel oils, LPGs, and asphalt.

Utah's Freight Industry has an  
Employment Base of Over  
**36k**  
(Utah Department of Transportation)



### Moving Consumer Goods is Vital to Utah

From Logan in the north to St. George in the south, Utah's unmatched transportation infrastructure has earned it a reputation for building mutually beneficial relationships with companies in the logistics and distribution sectors. Utah's network of rails, roads and airports provide the backbone of Utah's freight network.

- Utah exports \$12 billion in goods and services annually.
- United Parcel Service currently has more than 4,000 Utah workers and recently added more than 1,700 employees to its Salt Lake City location. The company recently opened its doors to a new 840,000 SF distribution center.
- Amazon selected Salt Lake City for a new regional fulfillment center. The company's 855,000-square-foot distribution center in the city's northwest quadrant has more than 1,500 employees.
- In 2007 AmerSports relocated its North American headquarters to Ogden, Utah and recently announced it will expand its distribution operations, adding up to 155 jobs, \$6.5 million in state revenue, and \$32 million in capital investment over the next 10 years.
- Charlotte Pipe and Foundry Company, the nation's top maker of cast iron and plastic pipe and fittings, recently expanded its Cedar City, Utah facility. The expansion added more than 157,000 square feet to the plant and 30 new jobs.

Utah Exports  
**\$12B**  
in Goods & Services Annually  
(Utah Department of Transportation)

Utah is Home to Over  
**15k**  
Trucking Companies  
(Utah Department of Transportation)

## Logistics & Distribution



## Growth Forecast for SLC's Northwest Quadrant

The Northwest Quadrant is an incredible economic and job creation opportunity for Salt Lake City and will further secure its reputation as a worldwide business hub. The Northwest Quadrant has already attracted some major employers to the area.

- The Northwest Quadrant is where the new state prison will be located, expected to be complete by 2020. Development is connected to prison's time-line to maximize available state financing when the state builds the needed infrastructure for the new prison.
- The area shows further economic promise with the establishment of an inland port authority. During the 2018 Legislative session, the Utah State Legislature passed a bill to create an inland port authority.
- Additionally, companies like RC Willey, Sephora, Costco Wholesale, Dannon, O'Reilly Auto Parts, HunterDouglas, 1-800-Contacts and The Church of Jesus Christ of Latter-Day Saints already operate distribution centers in the Northwest Quadrant.

### Employers in Salt Lake City's Northwest Quadrant



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A home furnishings company with 10 stores in Utah, Idaho, Nevada and California. Founded in 1932 in Syracuse, Utah. RC Willey specializes in furniture, electronics, home appliances, mattresses, and flooring.

In 1995, the holding company Berkshire Hathaway bought RC Willey in a deal with Warren Buffett.

Headquartered in Salt Lake City, Utah



Post Consumer Brands is an cereal manufacturer that operates a 901,000 SF distribution facility in the Northwest Quadrant of Salt Lake City.

Some of its most renowned cereal products include: Grape-Nuts, Honeycomb, Malt-O-Meal and Honey Bunches of Oats.



Biomerics is a provider of innovative polymer solutions for the medical device and biotech industries. A manufacturer specialized in the design, development, and production of medical devices for diagnostic and interventional procedures.

Headquartered in Salt Lake City, Utah



Swiss train manufacturer, Stadler Rail has selected Salt Lake City's Northwest Quadrant as the site for its first permanent US manufacturing plant. The company estimates that the expansion into Utah will create up to 1,000 jobs over the next 15 years

## SALT LAKE CITY THE NORTHWEST QUADRANT OVERVIEW & DEVELOPMENT

This map highlights the industrial activity centered around the Northwest Quadrant area of Salt Lake City. The future Inland Port, industrial development, major companies, and transportation access are shown.

### MAP SYMBOLS

#### LABELS

STREET NAME

#### POINTS

Interstate Access

TRAX Station

Place of Interest or Landmark

Under Construction

Planned

Recently Completed

Notable Company

#### TRANSPORTATION

Mass Transit Line

Freight Rail Lines

Future Mountain View Corridor Expansion

#### BOUNDARIES

Opportunity Zone

Salt Lake International Airport

Future State Prison

Landfill

Inland Port Boundary

Salt Lake City's Northwest Quadrant has

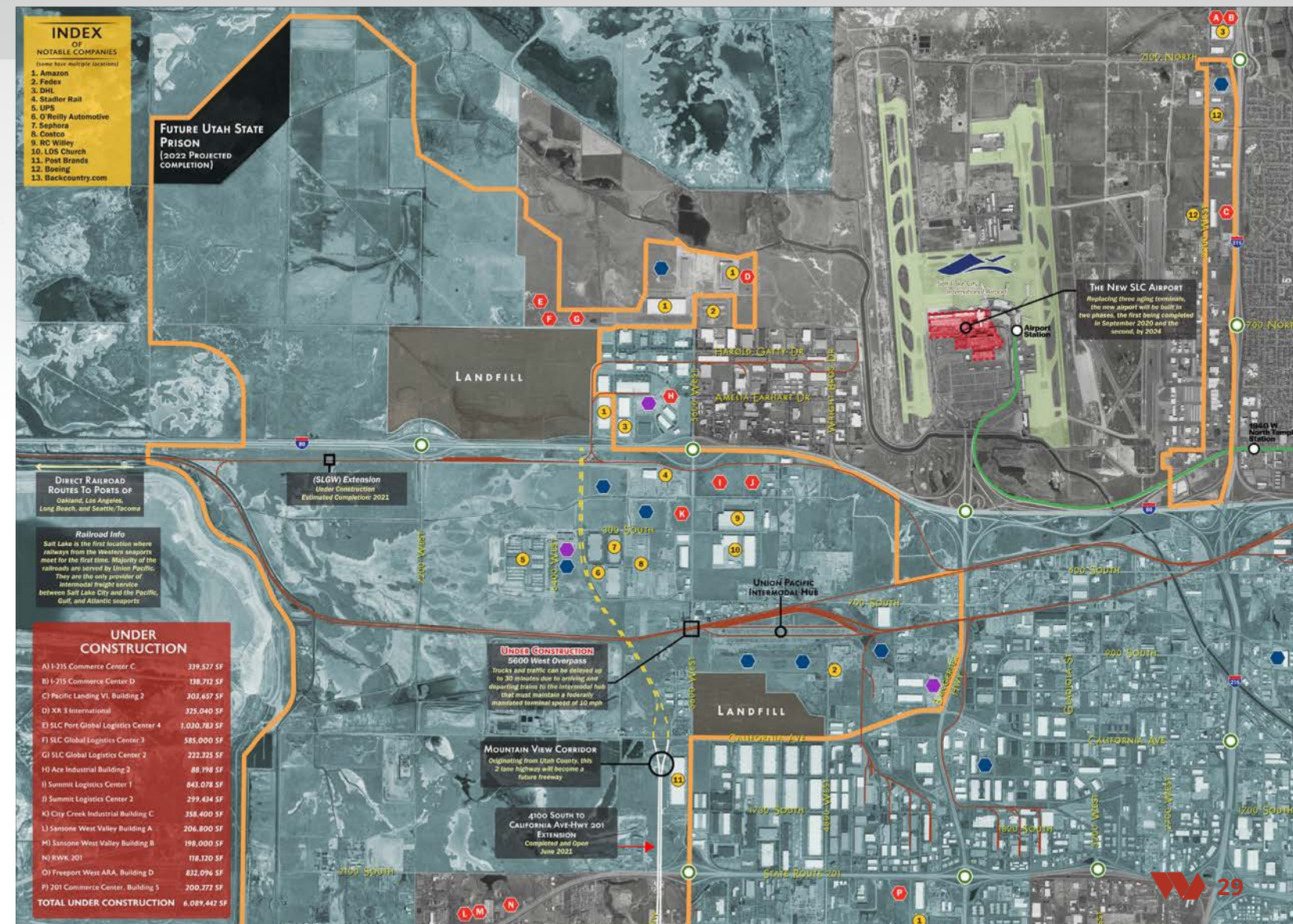
# 3,800 Acres

of Developable Land  
(Redevelopment Agency of Salt Lake City)

There are Approximately

# 60,000k+ Jobs

Within and Surrounding the Northwest Quadrant  
(Salt Lake City - Northwest Quadrant Master Plan)







6048 W. Beagley Rd. | West Valley City, Utah







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LOGISTICS CENTER 3

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