

Industrial Land

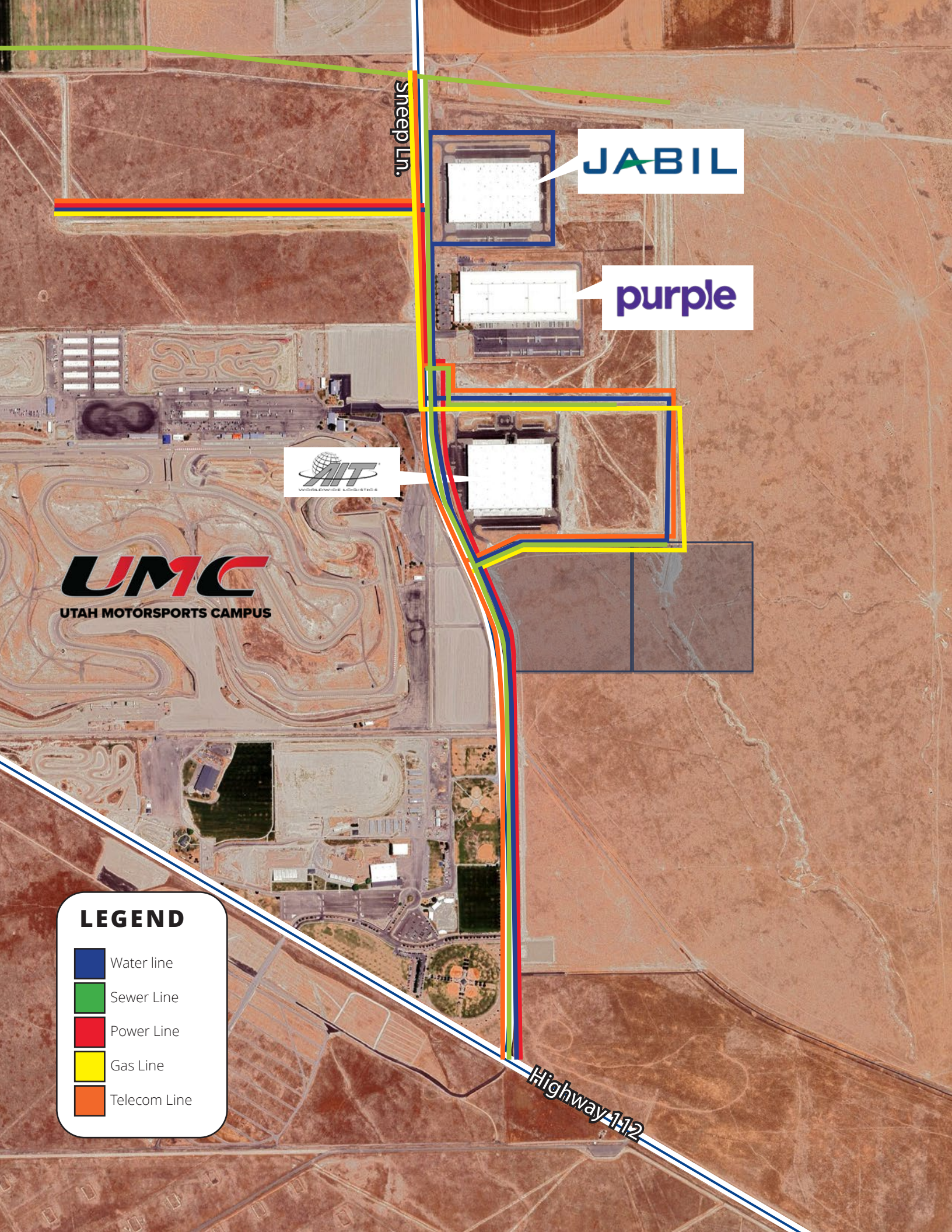
67.80 Acres Available



BUILD-TO-SUIT | SPECULATIVE DEVELOPMENT | GRANTSVILLE, UTAH



BOYER



Sheep Ln.

JABIL

purple

AIT
WORLDWIDE LOGISTICS

UMC
UTAH MOTORSPORTS CAMPUS

LEGEND



Water line



Sewer Line



Power Line



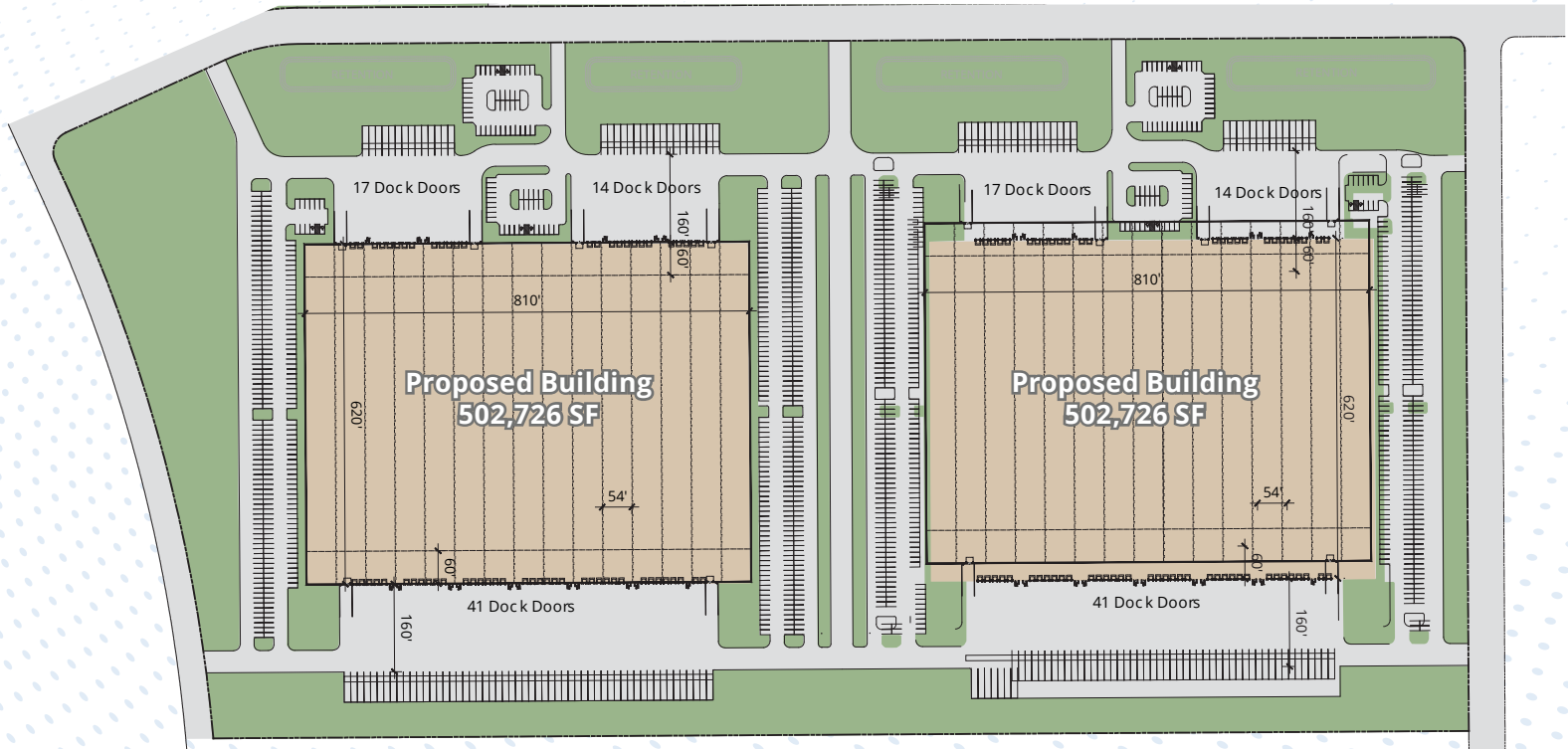
Gas Line



Telecom Line

Highway 112

Conceptual Site Plan



Land at Lakeview Commerce Center 67.80 Acres Available

Built-to-Suit | Speculative Development | Land for Sale

Zoning: General Manufacturing

Status: Utilities to Site

Connectivity:

- 5 minute drive to I-80
- 20 minute drive to Salt Lake International Airport

Parcel #22-026-0-0011: 35.71 Acres

Parcel #22-026-0-0012: 32.09 Acres

Development Location

Located adjacent to the Utah Motorsports Campus, Tooele Fairgrounds, and Deseret Peak Complex

Nonstop access to I-15 via I-80

Strong local workforce with nearly 80% commuting daily to Salt Lake Valley who would have the opportunity to work closer to home

Direct access to I-80 from newly constructed interchanges at Sheep Lane and I-80

Values driven, smart growth oriented community who welcomes good businesses

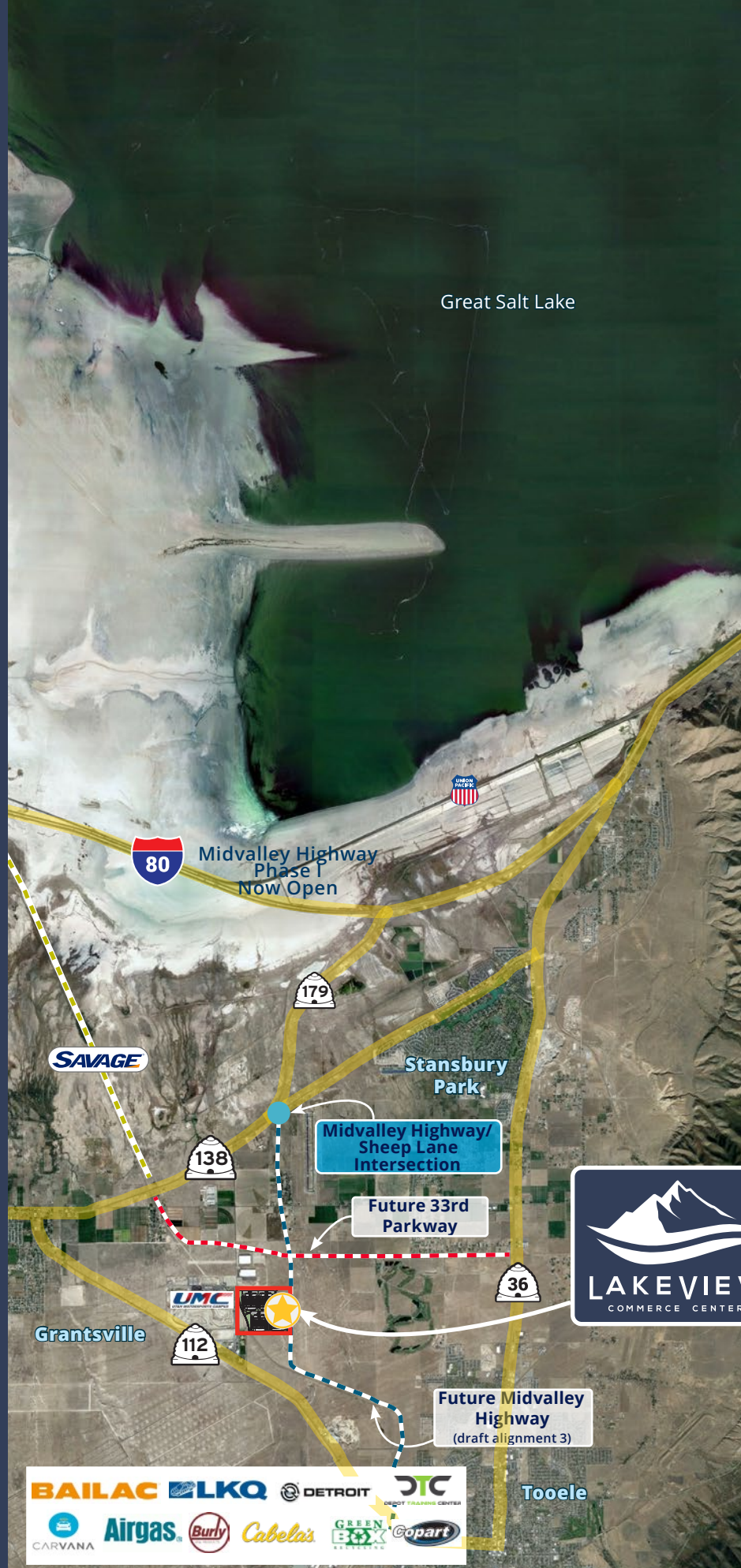
Midvalley Highway Provides

5 minute drive to I-80

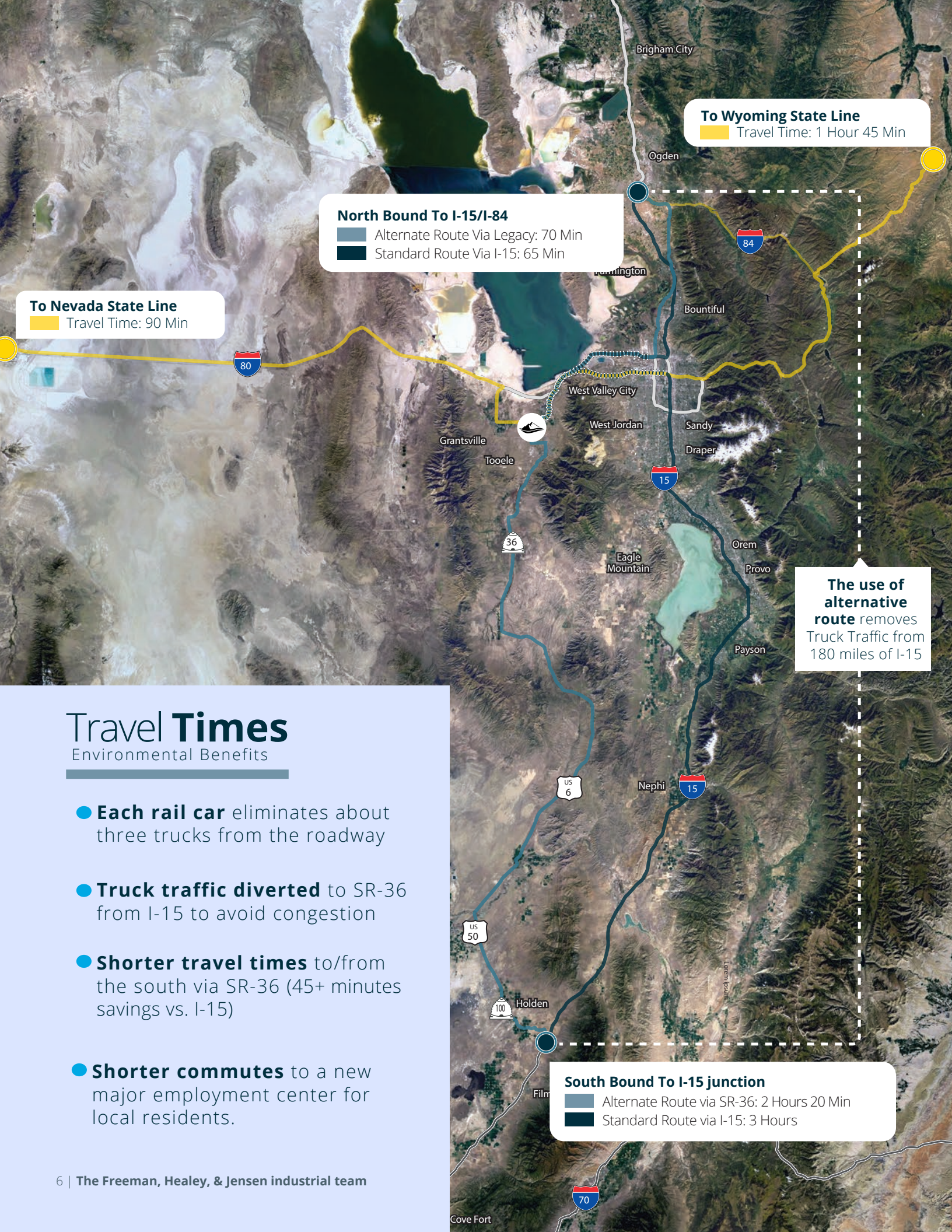
20 minute drive to Salt Lake International Airport

20 minute drive to Union Pacific Intermodal Hub

30 minute drive to Salt Lake City's Central Business District (CBD)







To Nevada State Line

Travel Time: 90 Min

North Bound To I-15/I-84

Alternate Route Via Legacy: 70 Min

Standard Route Via I-15: 65 Min

To Wyoming State Line

Travel Time: 1 Hour 45 Min

The use of
alternative
route removes
Truck Traffic from
180 miles of I-15

Travel Times

Environmental Benefits

- **Each rail car** eliminates about three trucks from the roadway
- **Truck traffic diverted** to SR-36 from I-15 to avoid congestion
- **Shorter travel times** to/from the south via SR-36 (45+ minutes savings vs. I-15)
- **Shorter commutes** to a new major employment center for local residents.

South Bound To I-15 junction

Alternate Route via SR-36: 2 Hours 20 Min

Standard Route via I-15: 3 Hours

Why Lakeview Commerce Park?

Smart Asset's Most Affordable Places to Live in Utah

	City	Average Closing Costs	Annual Property Tax	Annual Homeowner's Insurance	Avg. Annual Mortgage Payment	Median Income	Affordability Index
1	Roy	\$2,795	\$1,413	\$399	\$8,875	\$68,424	47.68
2	Stansbury Park	\$3,018	\$1,939	\$562	\$12,498	\$94,750	47.58
3	West Point	\$2,982	\$1,808	\$546	\$12,141	\$91,330	47.40
4	Sunset	\$2,665	\$1,205	\$351	\$7,803	\$59,476	47.06
5	Harrisville	\$2,812	\$1,641	\$469	\$10,416	\$78,618	47.01
6	Nibley	\$2,992	\$1,391	\$551	\$12,243	\$87,807	46.44
7	Hyrum	\$2,789	\$1,139	\$397	\$8,824	\$61,802	44.05
8	Farr West	\$3,135	\$1,983	\$616	\$13,687	\$95,077	43.71
9	West Bountiful	\$3,218	\$2,014	\$654	\$14,529	\$99,444	43.31
10	Clinton	\$2,911	\$1,544	\$514	\$11,416	\$78,141	43.18

Census Bureau shows Tooele County as fastest growing county in Utah

April 12, 2023

- 4.2% growth July 2021 to July 2022
- Tooele County was the fastest growing county in Utah in 2022, according to data released recently by the U.S. Census Bureau.
- Tooele County's population grew by 3,200 people from 76,734 to 79,934 as of July 1 of 2021 and 2022. That's a growth rate of 4.2%, which made Tooele County the fastest growing county by percent, according to the Census Bureau's data.

Demographics

	5 Mile	10 Mile	15 Mile
Population			
2022 Total Population	34,530	73,102	75,446
2027 Total Population	39,030	80,203	82,619
Households			
2022 Households	9,923	22,043	22,662
2027 Households	11,238	24,185	24,825
2022 Median HH Income	\$86,900	\$84,731	\$84,993
2022 Average HH Income	\$100,611	\$98,355	\$98,548
2022 Per Capita HH Income	\$28,940	\$29,612	\$29,620

Tooele County Facts



7th fastest growing county in the U.S.



76% of the local workforce commutes daily from

Tooele County to Salt Lake County for employment.



Tooele County homes are estimated to be \$60K - \$70K cheaper when compared to Salt Lake County



State Legislature approved \$25 million expansion of Tooele Technical College, the fastest growing college in the Utah Higher Education Program.

Industrial Land For Sale



67.80 Acres | Grantsville, Utah



For More Information, Contact **The Freeman, Healey, & Jensen Industrial Team:**

Tom Freeman, SIOR
Vice Chair
+1 801 947 8309
tom.freeman@colliers.com

Travis Healey, SIOR
Vice Chair
+1 801 947 8335
travis.healey@colliers.com

Jeremy Jensen, SIOR, CCIM
Executive Vice President
+1 801 441 1207
jeremy.jensen@colliers.com

Jeremy Terry
Vice President
+1 801 671 9349
jeremy.terry@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.