

Salt Lake City Distribution Center / For Lease

1095 South 4800 West // Salt Lake City, Utah 84104



Lease Rate: \$0.68/SF

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THE
RMR
GROUP



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View from 4800 West



DESTINATION

DRIVE TIME

MILES

| | | |
|--------------------------------------|------------|-----------|
| Union Pacific Intermodal Hub | 4 Minutes | 1.5 Miles |
| Salt Lake City International Airport | 6 Minutes | 4 Miles |
| Downtown Salt Lake City | 15 Minutes | 8 Miles |
| The University of Utah | 25 Minutes | 11 Miles |
| Silicon Slopes | 26 Minutes | 25 Miles |

Lease Rate

\$0.68/SF

Building Highlights

Total building size: 150,300 sq. ft.
Warehouse: 144,217 sq. ft.
Office: 6,083 sq. ft.

- 31' Clear height
- Clearstory Windows
- 50' x 50' typical column spacing with 60' speed bay
- HVLS fans
- Separate warehouse restrooms
- 480V Power, 2,000 Amps
- (11) 8' x 9' Dock high doors, outfitted with lights, fans, powered doors
- Ability to add 20+ additional dock doors
- (4) 12' x 14' drive-in doors, powered
- Floor Drains at each drive in bay
- Car Parking: 172 Stalls
- CTPAT Certifiable, infrastructure in place
- Immediate access 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
- Gated/Access Control

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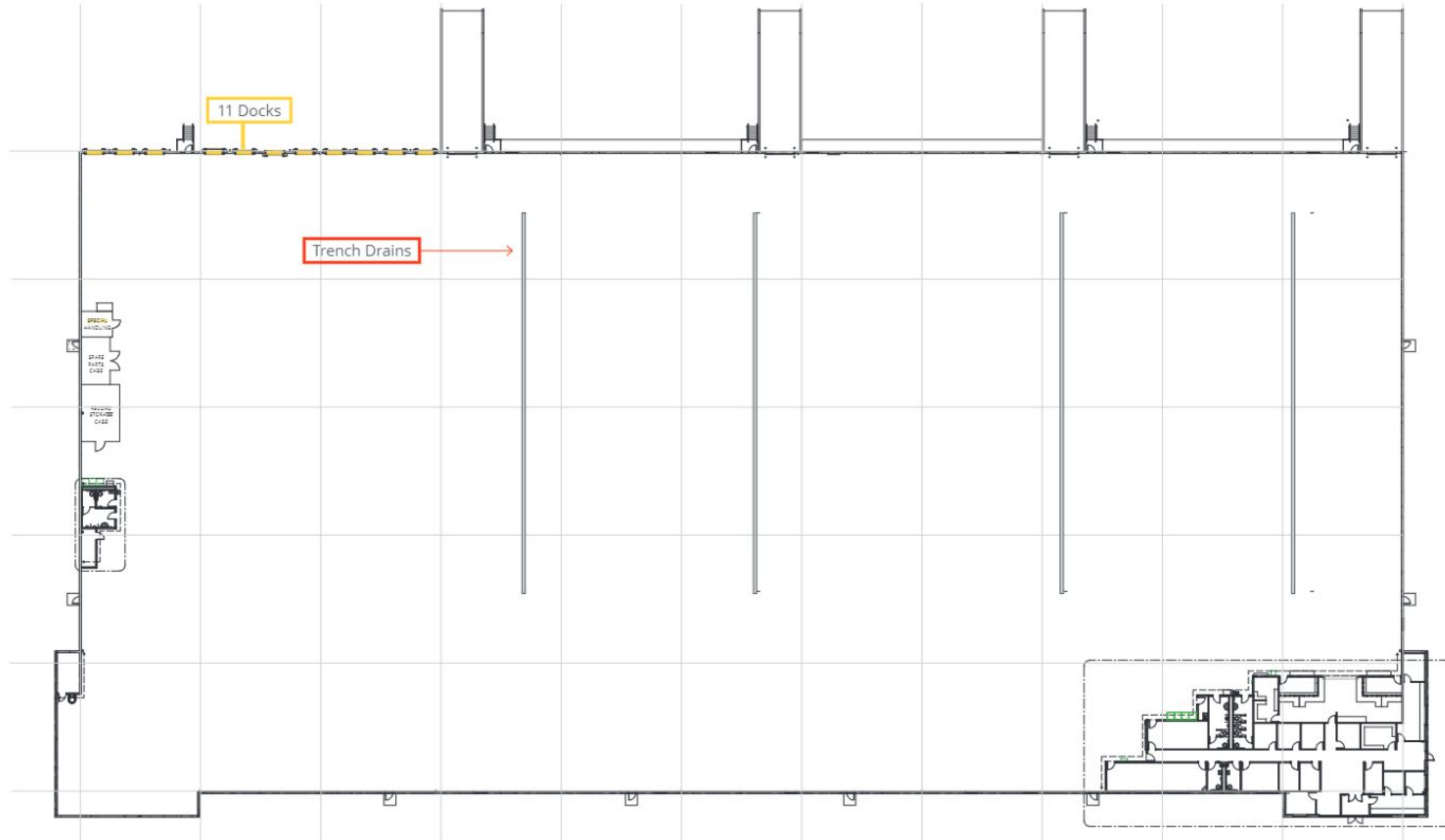
Site Plan



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Floor Plan Outline
(approximate)



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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.



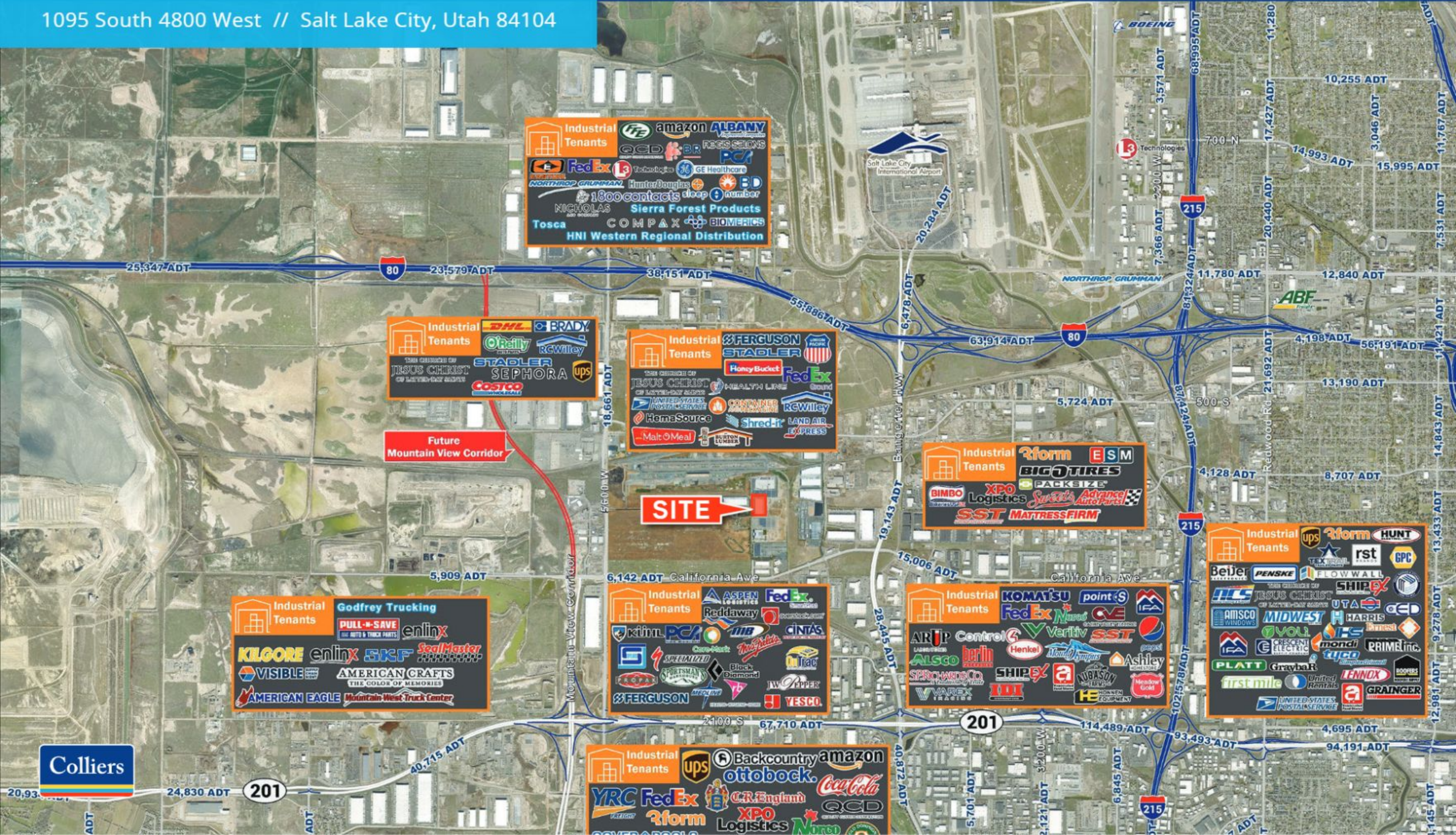
Revolving Loan Funds (RLFS)

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.



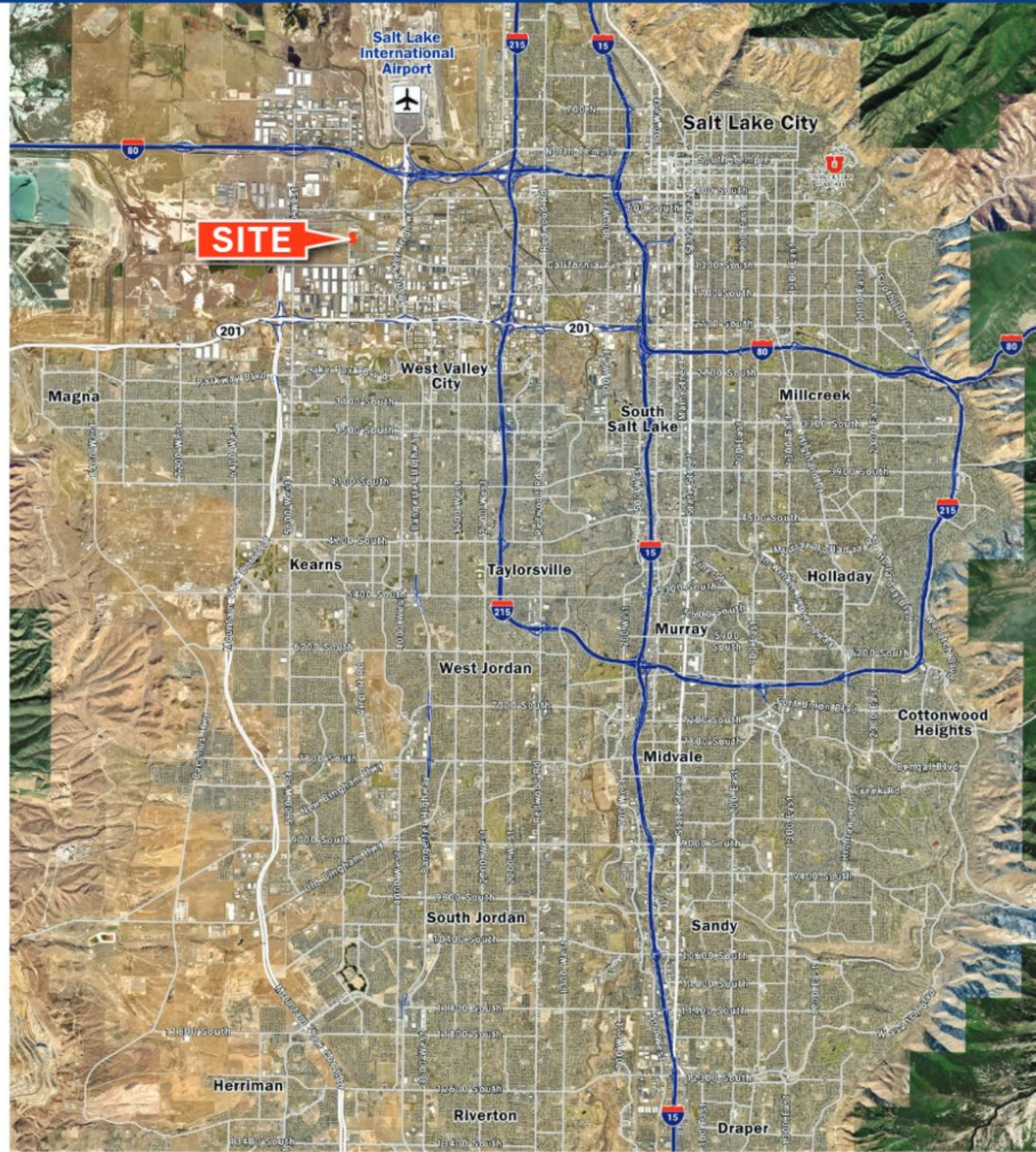
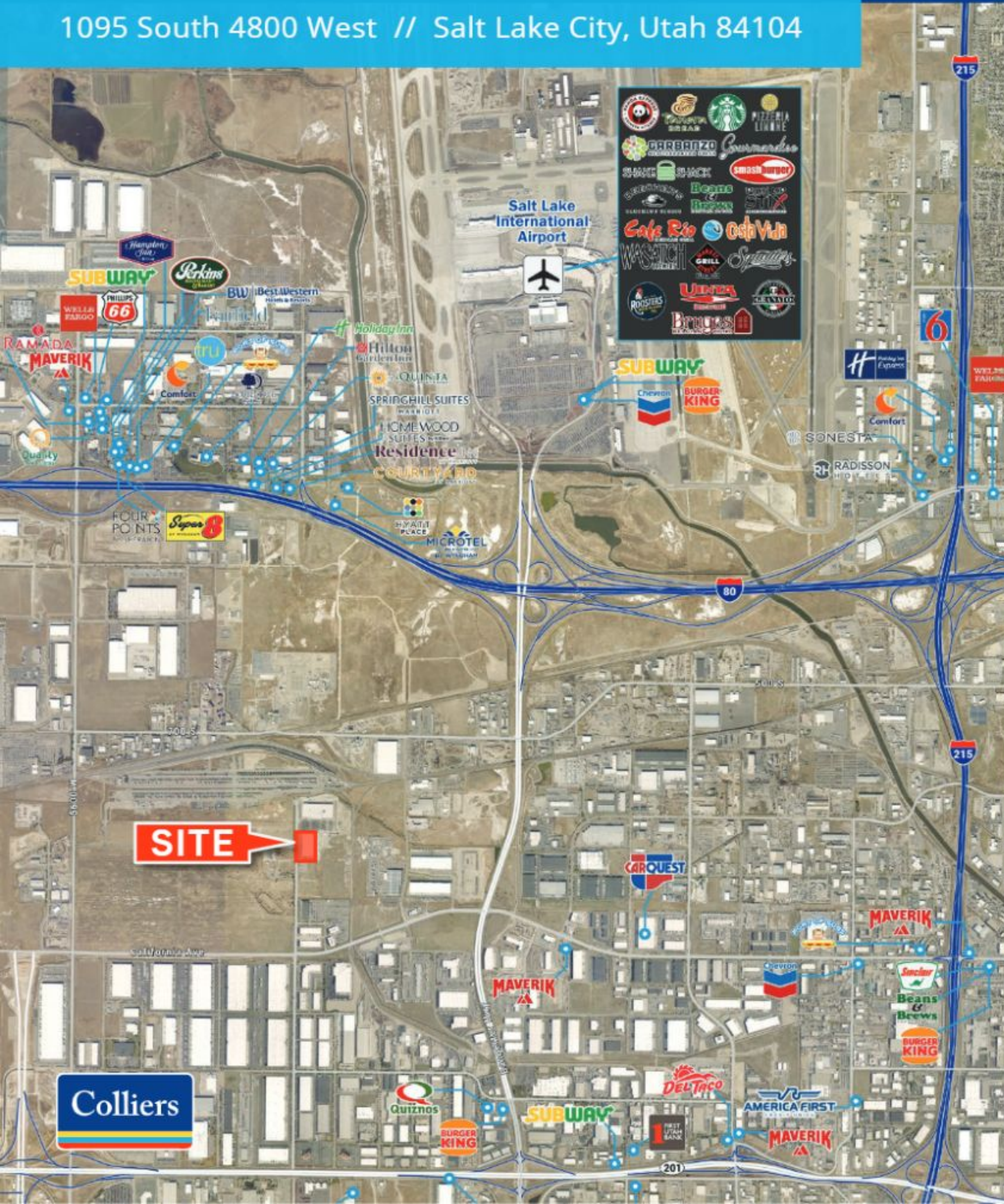
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Northwest Quadrant

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 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, Hunter Douglas, 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



#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 the 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



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 a 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. The company specializes 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



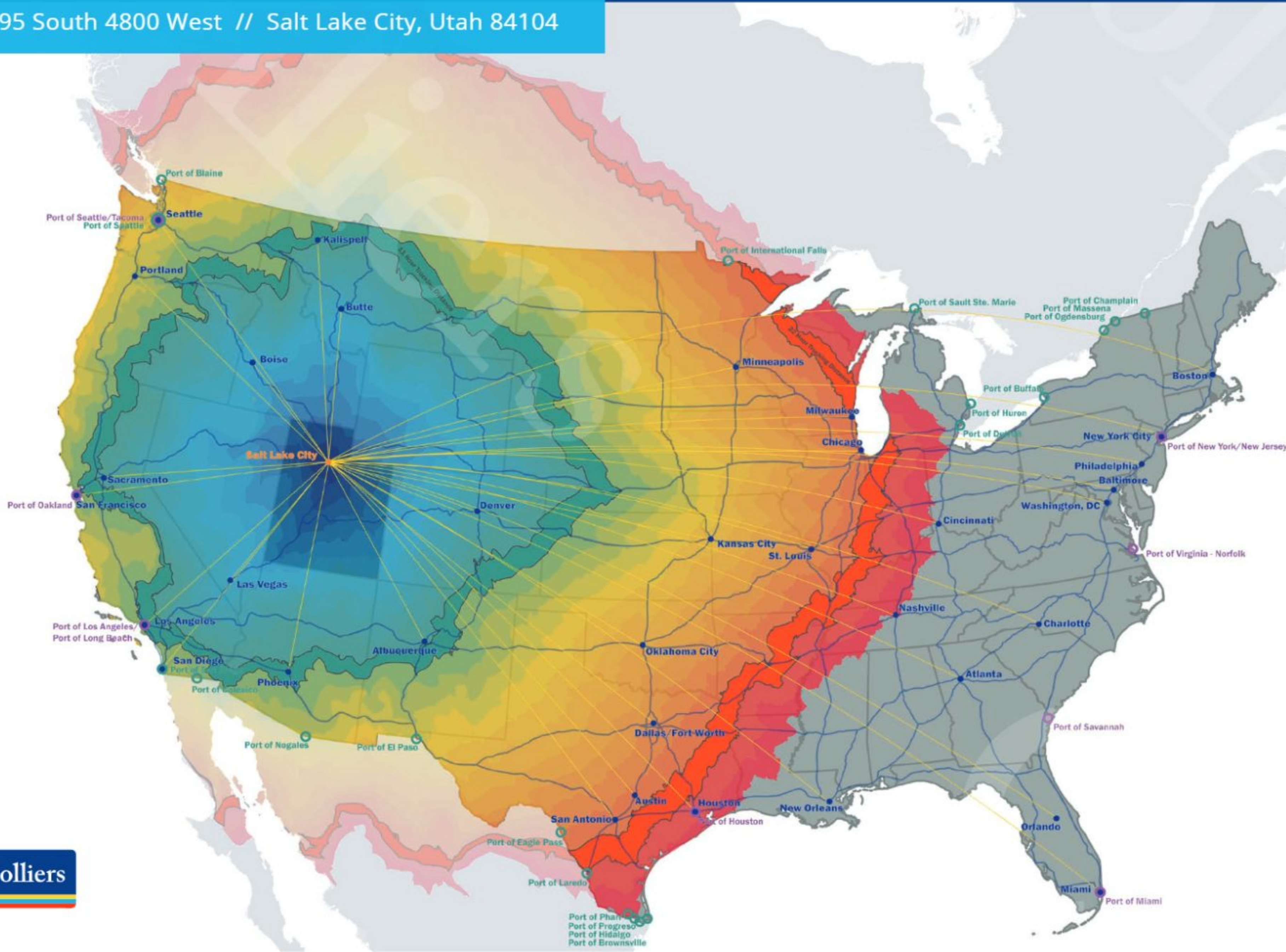
Salt Lake City's Northwest Quadrant has
3,800 Acres
of Developable Land
(Redevelopment Agency of Salt Lake City)

There are approximately
60,000k+ Jobs
Within and Surrounding the Northwest Quadrant
(Salt Lake City - Northwest Quadrant Master Plan)



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Crossroads of the West

National Trucking Drive Times

Centered around Salt Lake City, this map illustrates the Utah's pivotal position as North America's logistics center. Hourly trucking drive time buffers showcase its accessibility within 24 hours, while highlighting direct domestic flight connections and key trade nearshore and sea ports.

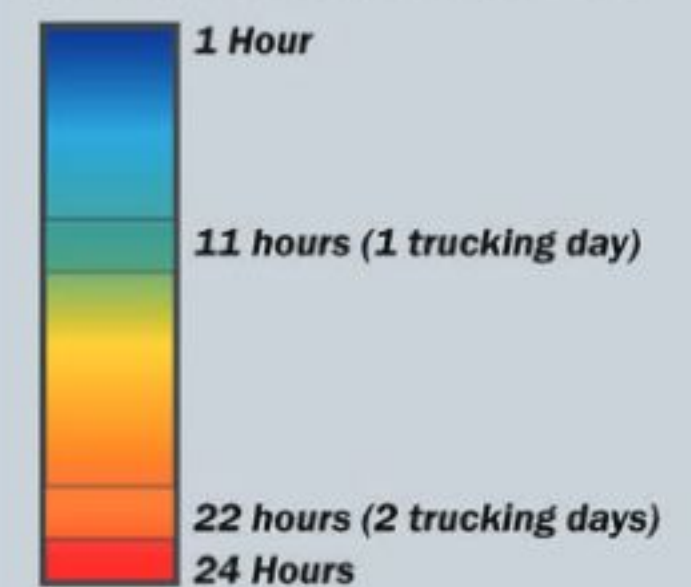
TRANSPORTATION

- Interstates
- Direct Daily Domestic Flights

POINTS

- Major Cities
- Major Seaports
- Major Nearshore Ports

TRUCKING DRIVE BUFFERS



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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 (2023)



3.46M
Population



1.12M
Households



3.02
Average Household Size

Utah's Income Factors (2023)



\$82.2K
Median Household Income



\$112K
Average Household Income



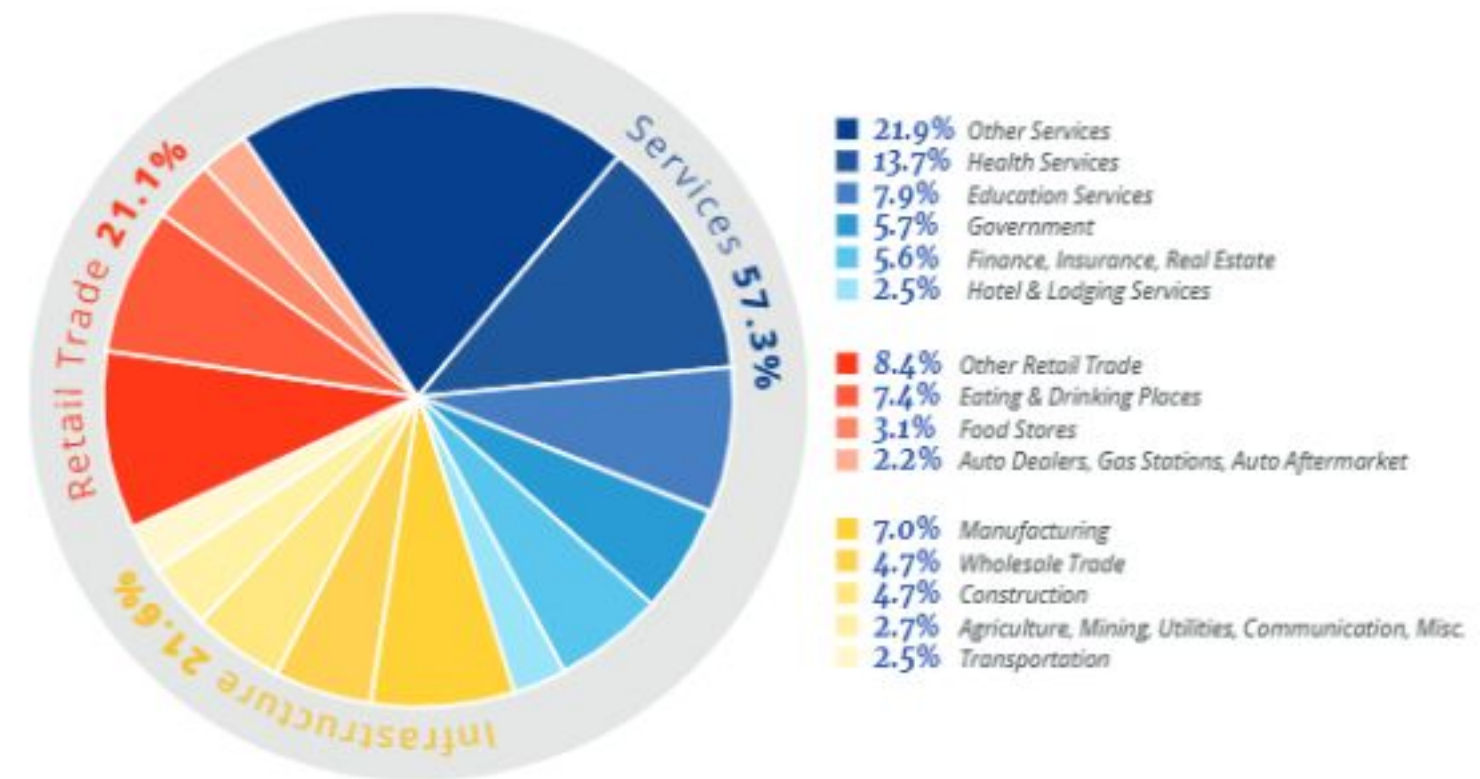
\$36.6K
Per Capita Income



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 (2023)

1.41M
Total Employees



57.3%
Services



21.1%
Retail Trade



21.6%
Infrastructure

Utah's Workforce

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Manufacturing

Logistics & Distribution



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.

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

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

Utah Had Nearly
150k
Jobs in Manufacturing in
2021
(Utah Department of Workforce Services)

Medical Equipment & Supplies Manufacturing in Utah Increased by
18.5%
Over 5 years: 2017-2022
(Economic Development Corporation of Utah)

amazon

#16 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.



#21 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



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 asphalts.



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.

Top Manufacturing Employers in Utah

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

Autoliv

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

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

LIFETIME

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

Headquartered in Clearfield, Utah

Largest employer in Utah by number of employees (2020)

MERT MEDICAL

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

Headquartered in South Jordan, 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)

P&G

\$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.

Orbit

Headquartered in Bountiful, Utah

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

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

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

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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 nation's 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 three 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.

