

# PURCHASE OPPORTUNITY

## TOOELE VALLEY BUSINESS PARK

I-80 at Burmester Road  
Tooele County, Utah



**TOOELE VALLEY  
BUSINESS PARK**



**A Utah Inland Port Authority Project Area**

<https://tooelevalleybusinesspark.com>



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# DEVELOPMENT DETAILS



## TOOELE VALLEY BUSINESS PARK



Rendering



Rendering



Rendering

- **± 242 Acres Master-Planned Industrial Park**
- **Lots from 5 Acres - 120 Acres**
- **Part of Utah Inland Port Authority**
- **Utah Inland Port Authority Tax Incentives**
- **Rail Served Sites**
- **30 Minutes to Downtown Salt Lake City**
- **15 Minutes to Salt Lake Industrial Corridors NWQ**
- **Build to Suit Options**
- **Zoned M - Industrial, Broad Uses**
- **Level, Rectangular Shaped Lots**
- **Many Building Layouts Possible**
- **New Travel Stop Planned**



# AERIAL VIEW

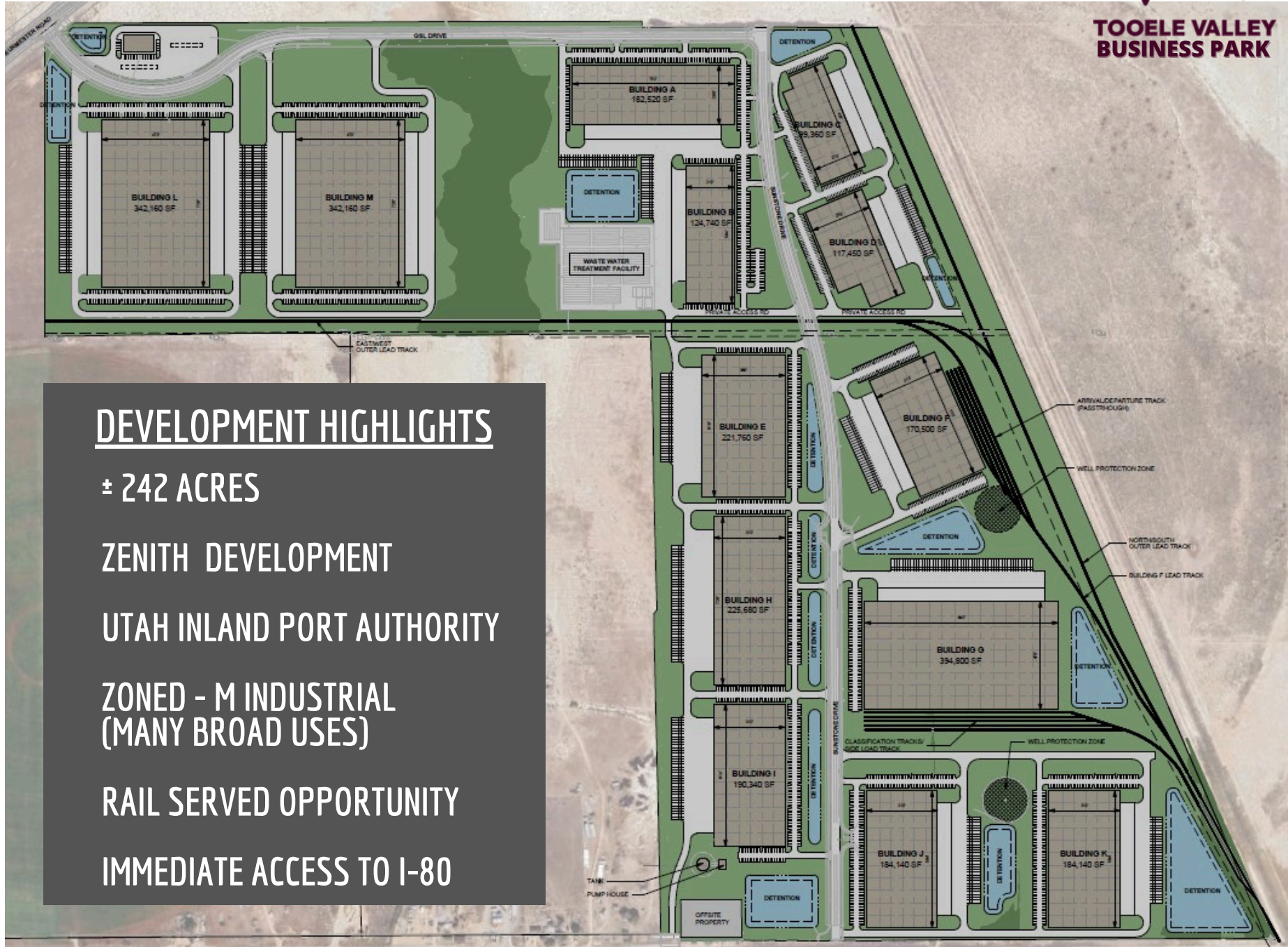


**TOOELE VALLEY BUSINESS PARK**



## DRIVE TIMES

- 1-80 2 MINUTES
- GRANTSVILLE 5 MINUTES
- UNION PACIFIC HUB 20 MINUTES
- TOOELE 25 MINUTES
- SALT LAKE AIRPORT 20 MINUTES
- DOWNTOWN SALT LAKE 30 MINUTES



## DEVELOPMENT HIGHLIGHTS

± 242 ACRES

ZENITH DEVELOPMENT

UTAH INLAND PORT AUTHORITY

ZONED - M INDUSTRIAL  
(MANY BROAD USES)

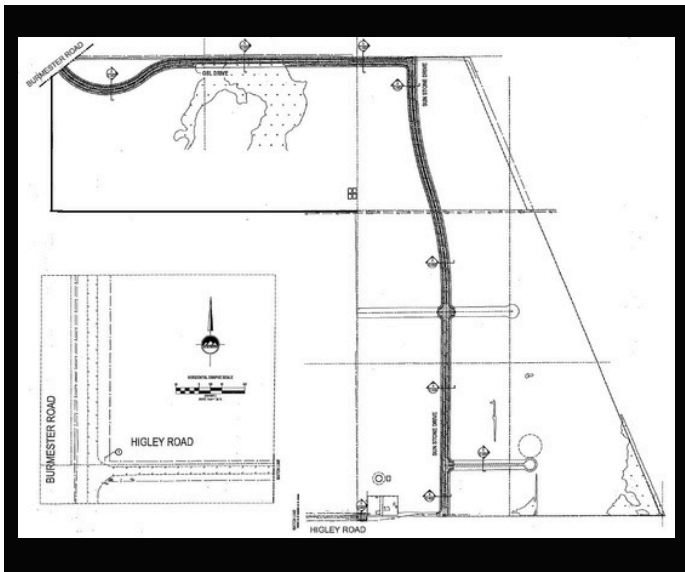
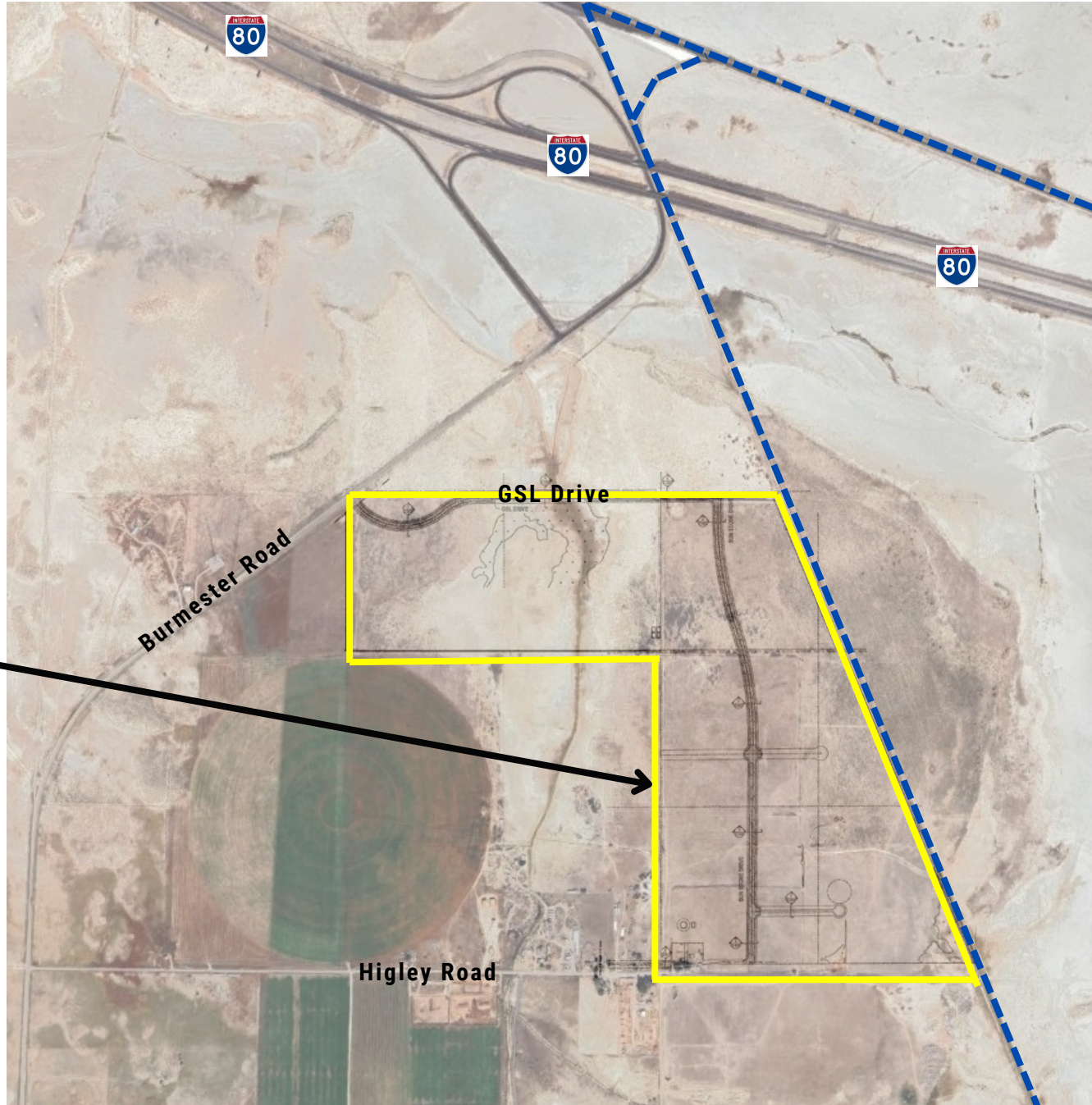
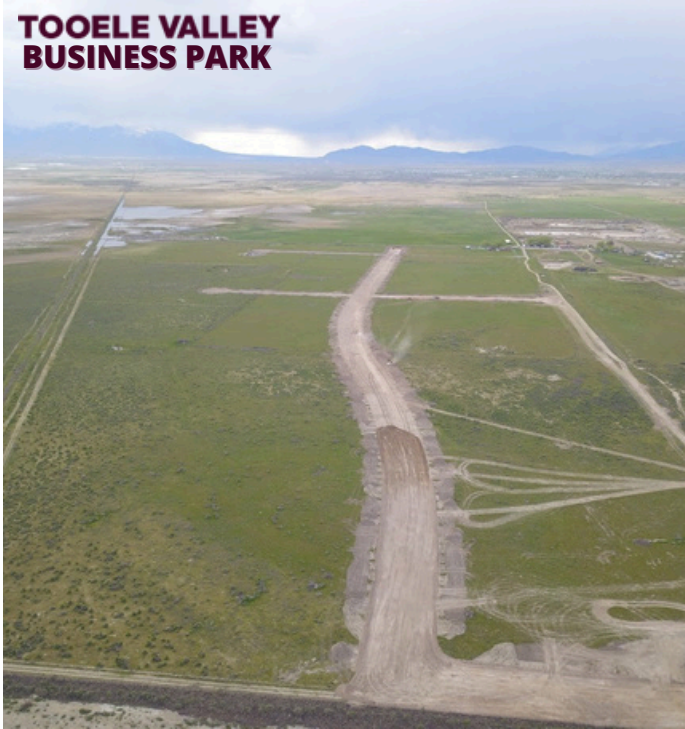
RAIL SERVED OPPORTUNITY

IMMEDIATE ACCESS TO I-80



# AERIAL SITE PLAN

**TOOELE VALLEY  
BUSINESS PARK**



## TOOELE COUNTY FACTS



7th Fastest Growing County in the US



Need for Local Employment - 76% of the Local Workforce Commutes to Salt Lake County



Tooele County Homes are Most Affordable Place to Live in Utah



Approved \$25 Million Expansion of Tooele Technical College

## DISTRIBUTION IN UTAH



1,400 Miles of Railroad Track



695 Million Pounds Annually of Air Cargo & Freight



43,155 Miles of Highways and Roads

## EMPLOYMENT AND BUSINESS FACTS



13.2%  
Pink Collar /  
Services



31.6%  
Blue Collar



55.3%  
White Collar



86.2%  
Labor  
Participation  
Rate



1,275  
Total  
Businesses



17,043  
2023 Total  
Employees

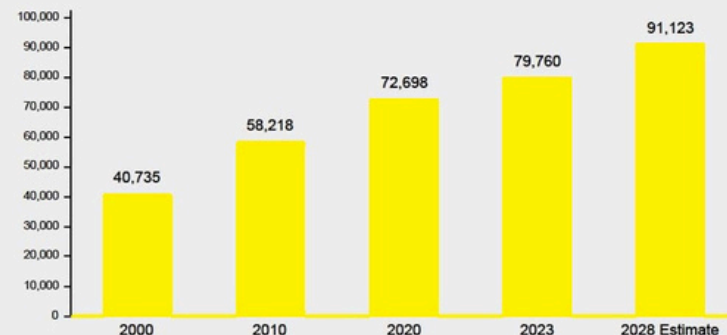
## KEY FACTS

90	48	75	25,208	116	1,296
Wealth Index	Diversity Index	Total Crime Index	Total Housing Units	Housing Affordability Index	Households Below the Poverty Level

## POPULATION

31.3  
Median Age

79,760  
Total Population



Source: This infographic contains data provided by Esri-Data Axle (2023), Esri (2023, 2028), ACS (2017-2021), Esri-U.S. BLS (2023), AGS (2023), U.S. Census (2000, 2010, 2020). Infographic created by EDCUtah using © 2024 Esri

## UTAH DEMOGRAPHIC HIGHLIGHTS

#1 Fastest Growing Population

2.6% 9th Lowest Unemployment Rate in US



# TOOELE COUNTY | UTAH



COMMERCIAL REAL ESTATE CONSULTANTS



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