

INDUSTRIAL OUTDOOR STORAGE

Colliers



FOR SALE OR LEASE

6615 West 6400 North

TREMONTON, UTAH 84337



MAIN BUILDING

40,900 SF



STORAGE SHEDS (2)

15,000 SF



SHOP

2,500 SF



3-SIDED STORAGE SHED

17,000 SF

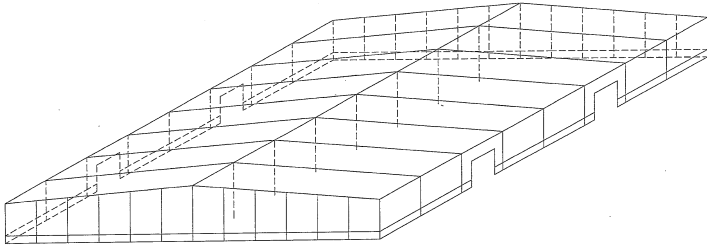
PROPERTY HIGHLIGHTS

- 21.84 acres
- 5 buildings total
- Main building built in 2014
- Existing rail spur
- Heavy Power (3,000 Amps, 480/277V, 3-ph)
- Entire site is graded and has compacted road base
- Flexible Box Elder County Zoning
- Culinary hookup on West Corrine Water

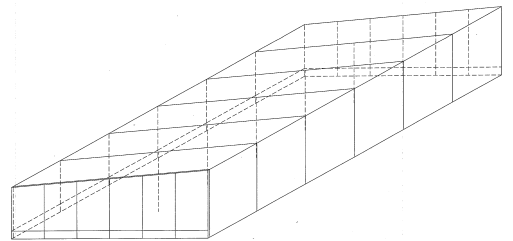
Site Information

6615 West 6400 North | Tremonton, Utah

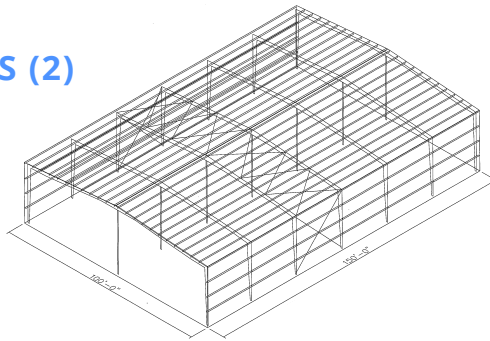
MAIN BUILDING (1)



3-SIDED STORAGE SHED (1)

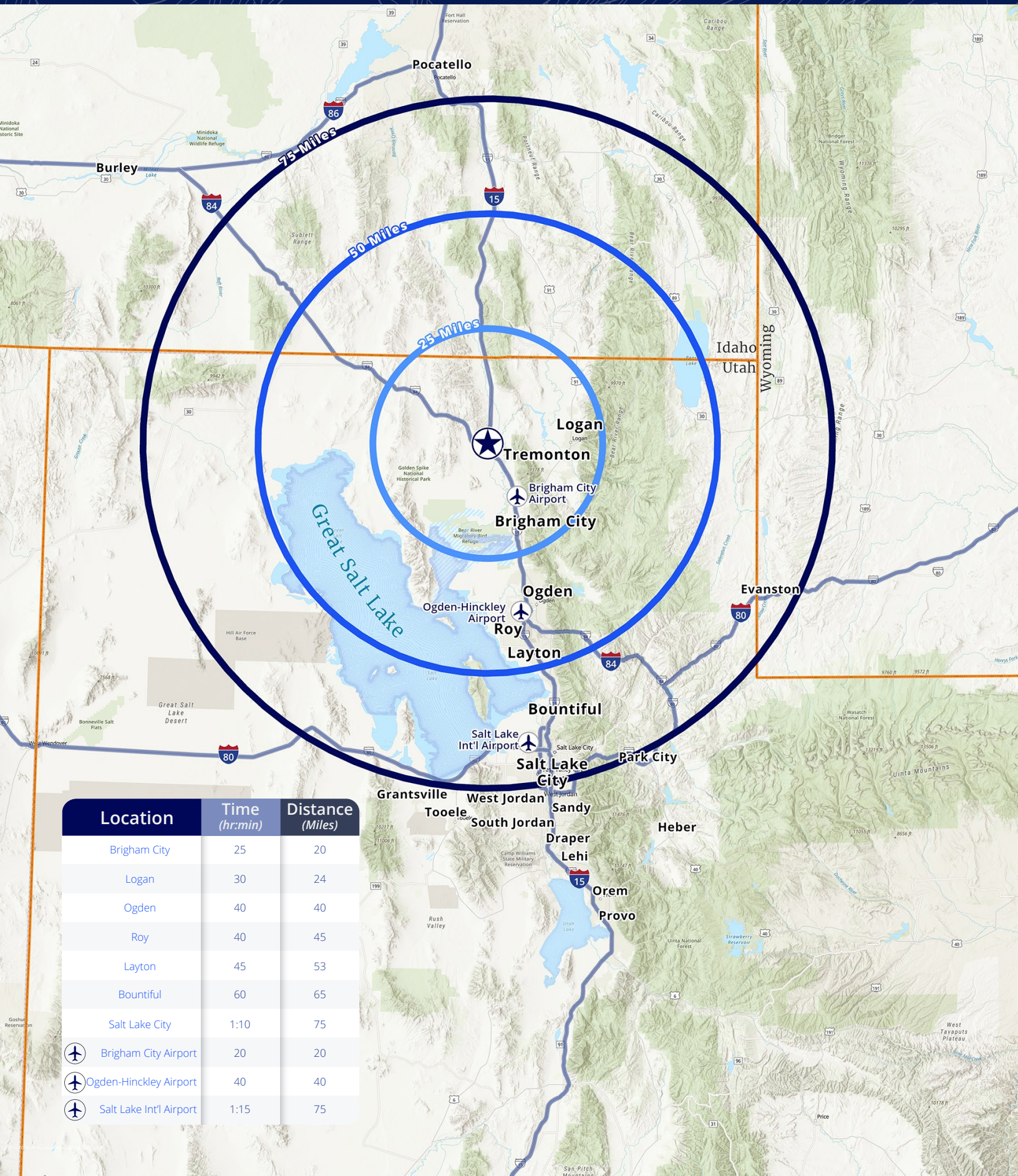


STORAGE SHEDS (2)



Tremonton, UT

6615 West 6400 North | Tremonton, Utah



Location	Time (hr:min)	Distance (Miles)
Brigham City	25	20
Logan	30	24
Ogden	40	40
Roy	40	45
Layton	45	53
Bountiful	60	65
Salt Lake City	1:10	75
 Brigham City Airport	20	20
 Ogden-Hinckley Airport	40	40
 Salt Lake Int'l Airport	1:15	75

Industrial – City Incentives

6615 West 6400 North | Tremonton, Utah

Program	What It Is	Key Requirements
TIF – Tremonton RDA	Infrastructure funding (roads, utilities, rail, site work)	Property must be in/annexed into RDA area.
REDTIF (Rural Economic Development TIF)	Performance-based state tax credits	Job creation + new state tax revenue; approval is performance-based.
IAF (Industrial Assistance Fund)	State job-based grants (\$1K–\$6K per job)	Expansion/relocation with job creation; Typically, \$1,000–\$6,000 per new job over multiple years.
REDI (Rural Employment Development Incentive)	Grants for high-paying rural jobs	Meet wage + job thresholds; applicant must demonstrate job creation.
MMG (Manufacturing Modernization Grant)	Manufacturing expansion/modernization grant	Qualified manufacturing investment
Enterprise Zone Tax Credits	Tax credits for investment & jobs	Parcel located in designated zone

UTAH INLAND PORT POTENTIAL (Application Pending)



The Utah Inland Port Authority (UIPA) is a state-created entity designed to coordinate and support logistics, manufacturing, and industrial development across Utah. It partners with local governments to create designated project areas where a portion of new tax revenue can be reinvested into infrastructure like roads, rail, and utilities.

[Click Here for More Information](#)

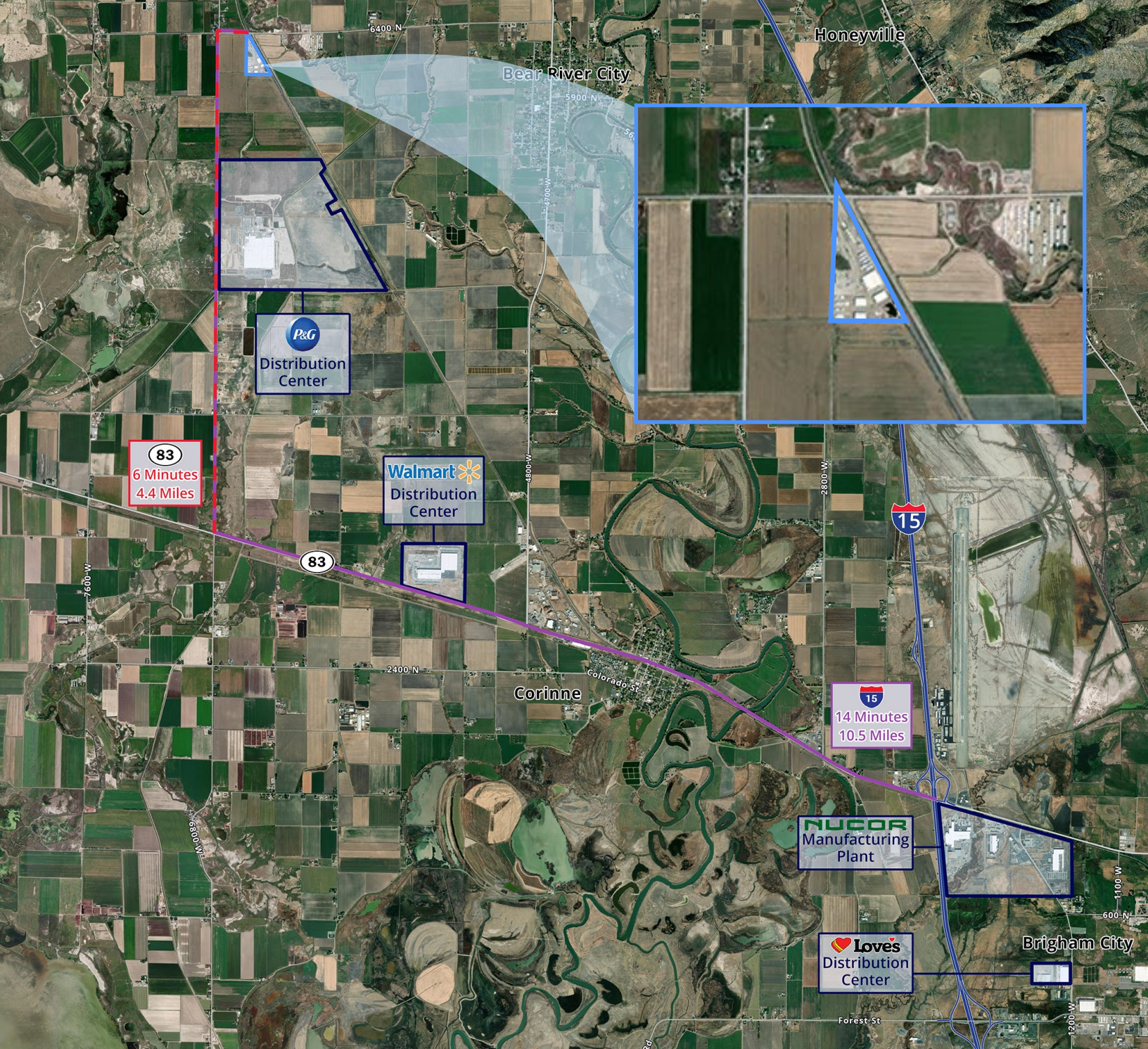
UTAH INLAND PORT AUTHORITY (UIPA) – KEY BENEFITS

**Tax reinvestment incentives/
Infrastructure funding support**

**Lower development costs & faster
project timelines**

**State-backed economic
development support**

**Increased visibility in national &
global supply chains**



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