



1503

PID
PETERSON
INDUSTRIAL DEPOT



Why Peterson Industrial Depot?

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



**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

Tooele County Workforce

The economy of Tooele County employs 32.9k people. The largest industries are Retail Trade (4,908 people), Manufacturing (4,137 people), and Educational Services (3,225 people).

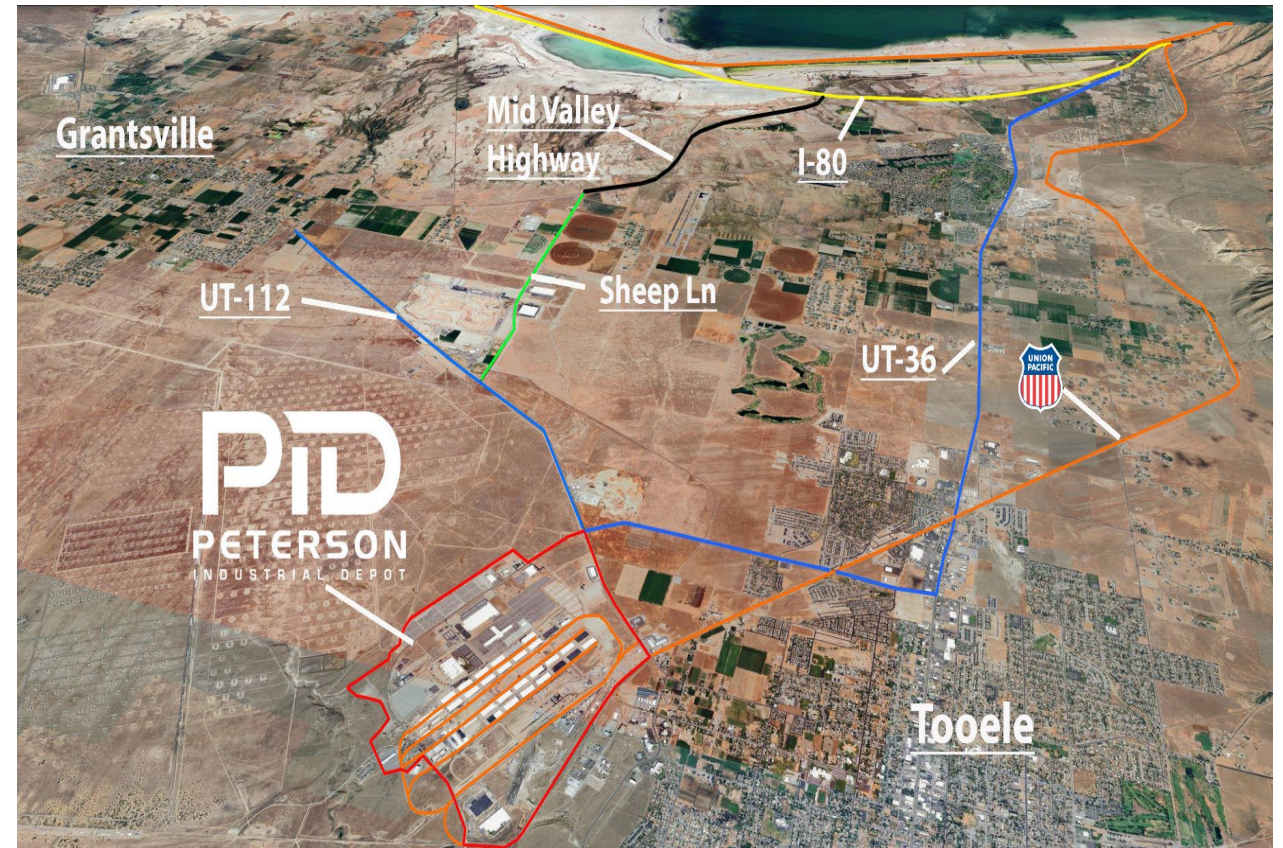
The most common jobs held by residents of Tooele County by number of employees, are Office & Administrative Support Occupations (4,224 people), Sales & Related Occupations (3,035 people), and Management Occupations (2,866 people).

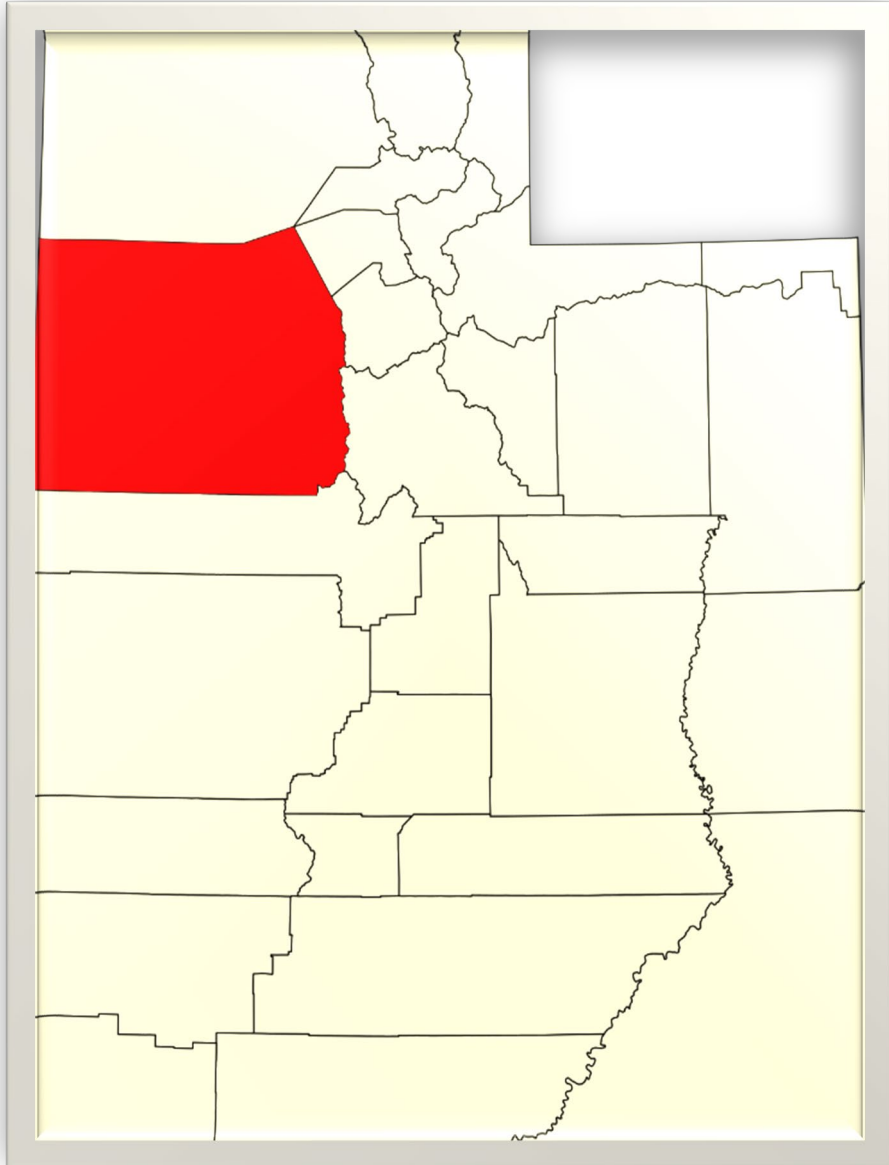
Compared to other counties, Tooele County has an unusually high number of residents working as Installation, Maintenance, & Repair Occupations (1.83 times higher than expected), Material Moving Occupations (1.56 times), and Production Occupations (1.39 times).



Development Location

- **Direct access** to I-80 via Mid Valley Highway and 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
- **28 minute drive** to Salt Lake International Airport
- **30 minute drive** to Union Pacific Intermodal Hub
- **35 minute drive** to Salt Lake City's Central Business District (CBD)





GROWTH IN TOOELE COUNTY, UTAH

Demographics

In 2023 Tooele County had an estimated a population of 79,760 people with a median age of 31.3 and a median household income of \$96,323.

Between 2023 and 2028 the population is expected to grow by nearly 11,500 people, a 24.25% increase, or 4.85% per year.

The median property value in Tooele County is \$236,600, and the homeownership rate is 80.7%. Most people commute by driving alone, and the average commute time is 29 minutes. The average car ownership is 2 cars per household.

Highlights

- Ranked the #1 Fastest Growing County in Utah (2023)
- Projected population growth of Tooele County is 24.25% over the next 5 years (2023-2028)
- 91,000+ will people live in Tooele County by 2028

RAIL HUB OF THE WEST

Utah sits at a crossroads of major rail lines connecting the eastern United States to the western states, particularly California. The state's location allows for the efficient movement of goods across the continent, making it a vital junction for railroads.



Built-In Solutions for Tenant Success

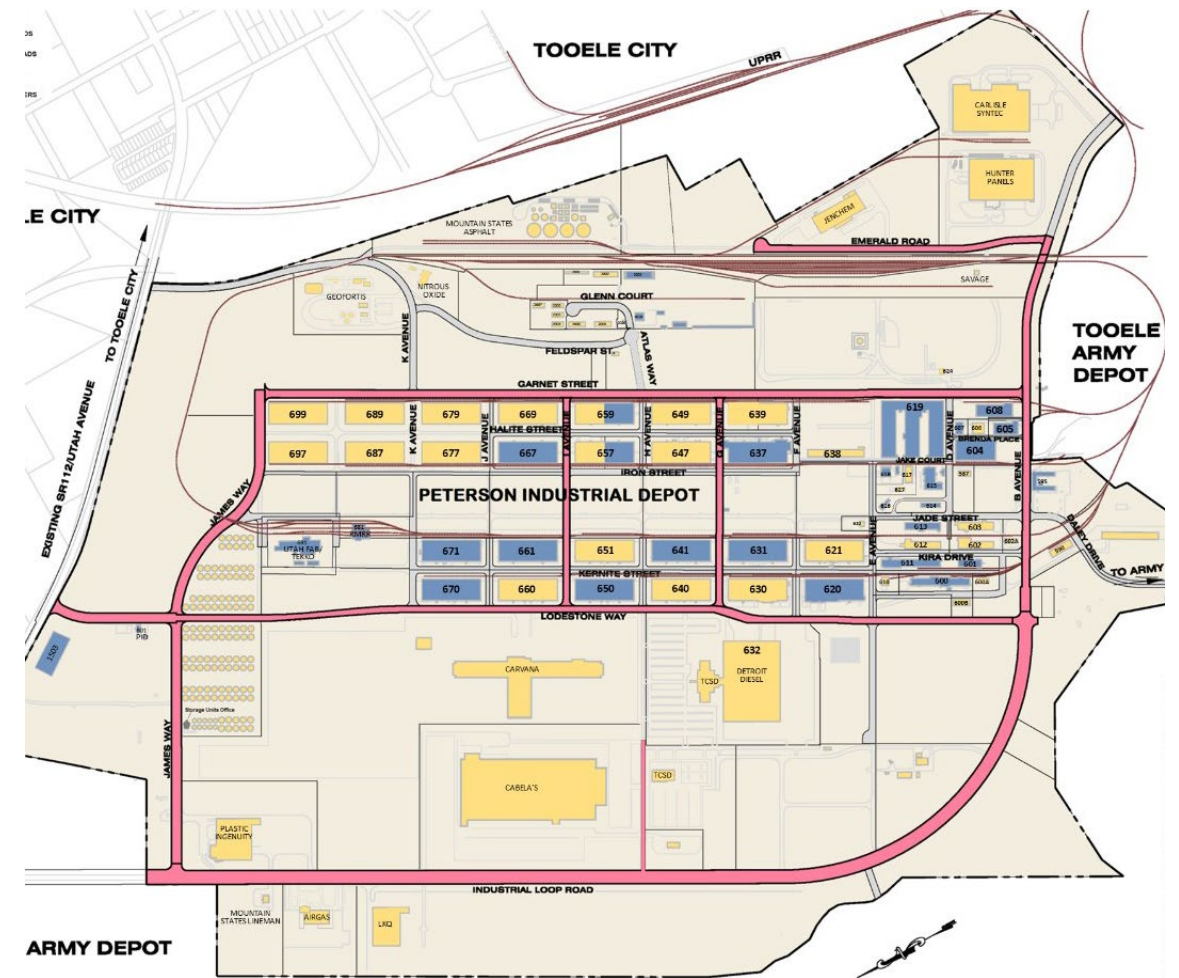
Peterson Industrial Depot offers tenants a distinct competitive advantage unmatched by other business parks.

Through our on-site construction company, (*Tekko Inc.*), and rail repair provider, (*Rocky Mountain Railcar Repair*), tenants benefit from immediate access to specialized services. Whether it's construction support or rail system maintenance, our integrated on-site resources are designed to streamline operations and reduce downtime.





- OVER 600 ACRES
- RAIL SERVED
- STANDARD "DOCK HIGH" ACCESS
- OVER 100+ ACRES OF SPACE FOR BUILD-TO-SUIT EXPANSION
- TOOELE COUNTYS LEADER IS WAREHOUSE NEEDS SINCE 1943



HISTORY IN THE MAKING

1942

The beginning of the road

- Tooele Army Depot (TEAD) was established in 1942 in an area with a historical tradition of Indian cultures. Early Desert Archaic Indians inhabited the Tooele Valley and probably some portions of the Depot some 11,000 years ago. The Goshute people, who currently inhabit reservations in the surrounding area, are descendants of the Numic speaking culture.

1993

TEAD Becomes the Utah Industrial Depot

- In March 1993, part of the site (1,663 acres) was placed on the Base Realignment and Closure (BRAC) list. As a BRAC site, 41 acres were transferred by the U.S. Army for private use in 1996. The remaining 1,622 acres of the BRAC parcel were transferred to the Redevelopment Agency of the city of Tooele in January of 1999. The property was subsequently sold by Tooele City to a commercial developer.

2013

Ninigret Group Purchases struggling UID

- The Ninigret Group, L.C. (“Ninigret”) has acquired the real estate property known as Utah Industrial Depot (“Ninigret Depot”) which consists of developed, partially developed and undeveloped industrial land and buildings located in Tooele, Utah. It includes approximately 44 separate buildings containing approximately 2.3 million square feet of industrial/warehouse space, a rail service business that provides rail services and access to tenants at Ninigret Depot and an approximate 288,000 square feet of separate storage unit space.

2013

Ninigret Depot transfers Management

- Peterson Holdings strikes deal with Ninigret Group to become the property management company of the Ninigret Depot. Peterson Holdings is the parent company of Utah Fabrication, Rocky Mountain Railcar Repair, Tekko, and Grandstaff Electric who are all tenants on the Depot.

2014

Peterson Industrial Depot (PID) is born

- After successfully managing the Ninigret Depot for the past year, Peterson Holdings decides to purchase the property and assets of what were previously known as Utah Industrial Depot. Peterson Industrial Depot was born out of need for better commercial, industrial, and rail served buildings in Tooele County. PID aims to be the game changer in Utah with the best pricing, with the best service, managed by the best team.

LEASING CONTACT INFO

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