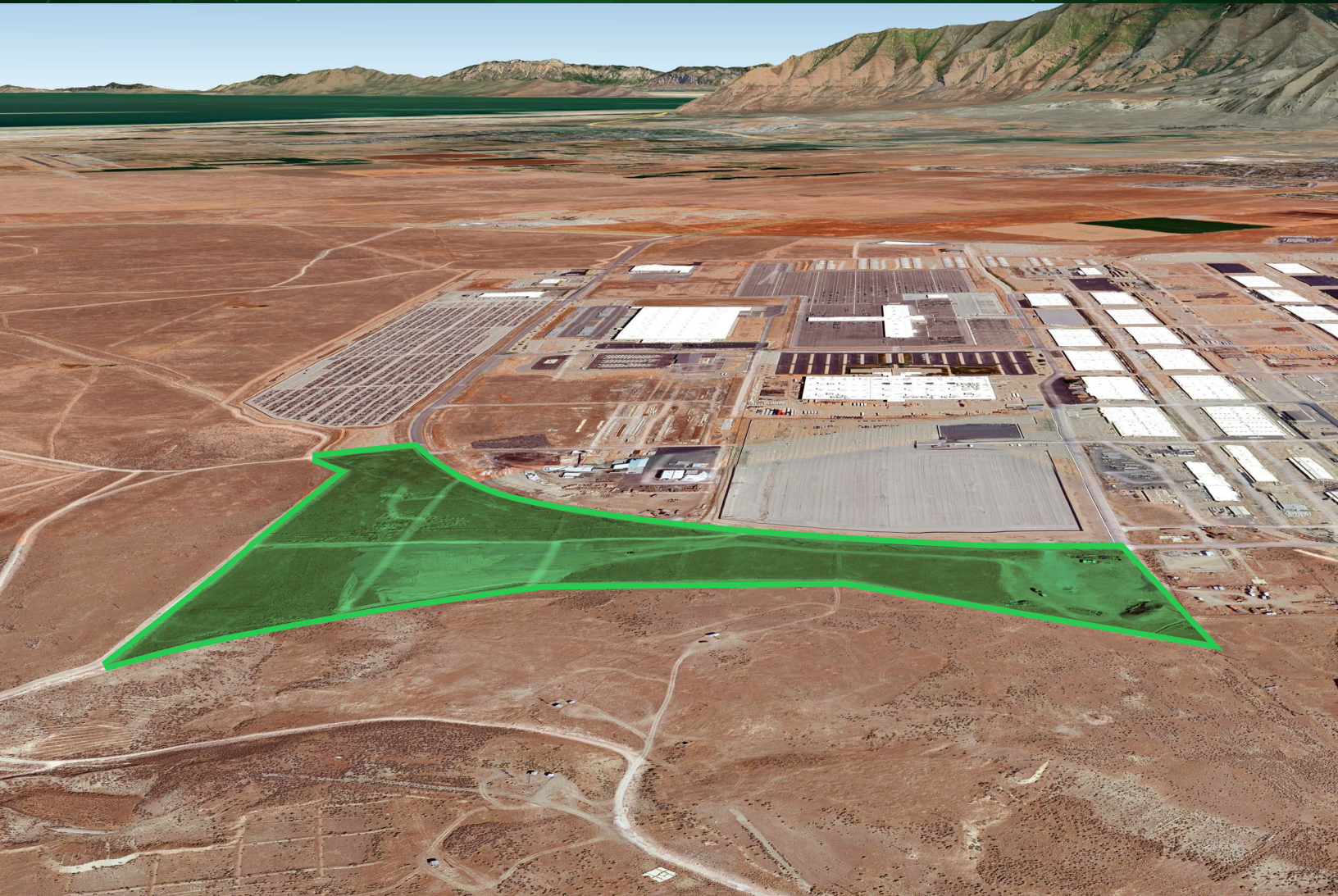




NINIGRET DEPOT



39 ACRES OF PRIME INDUSTRIAL LAND

300 SOUTH INDUSTRIAL LOOP | TOOELE, UT

FOR SALE, LEASE, OR BUILD-TO-SUIT

Colliers



NINIGRET DEPOT PROPERTY HIGHLIGHTS

Ninigret Depot currently has approximately **39 acres** of shovel-ready, entitled land available for immediate development. Ninigret Depot is strategically located just **30 minutes** from Salt Lake City's International Airport and City Center.

SITE INFRASTRUCTURE

Fully improved land sites with all utilities.

TRANSPORTATION

Direct Access to State Highway 112 and within 15 miles of Interstate 80, a major East-West distribution corridor.

RAIL

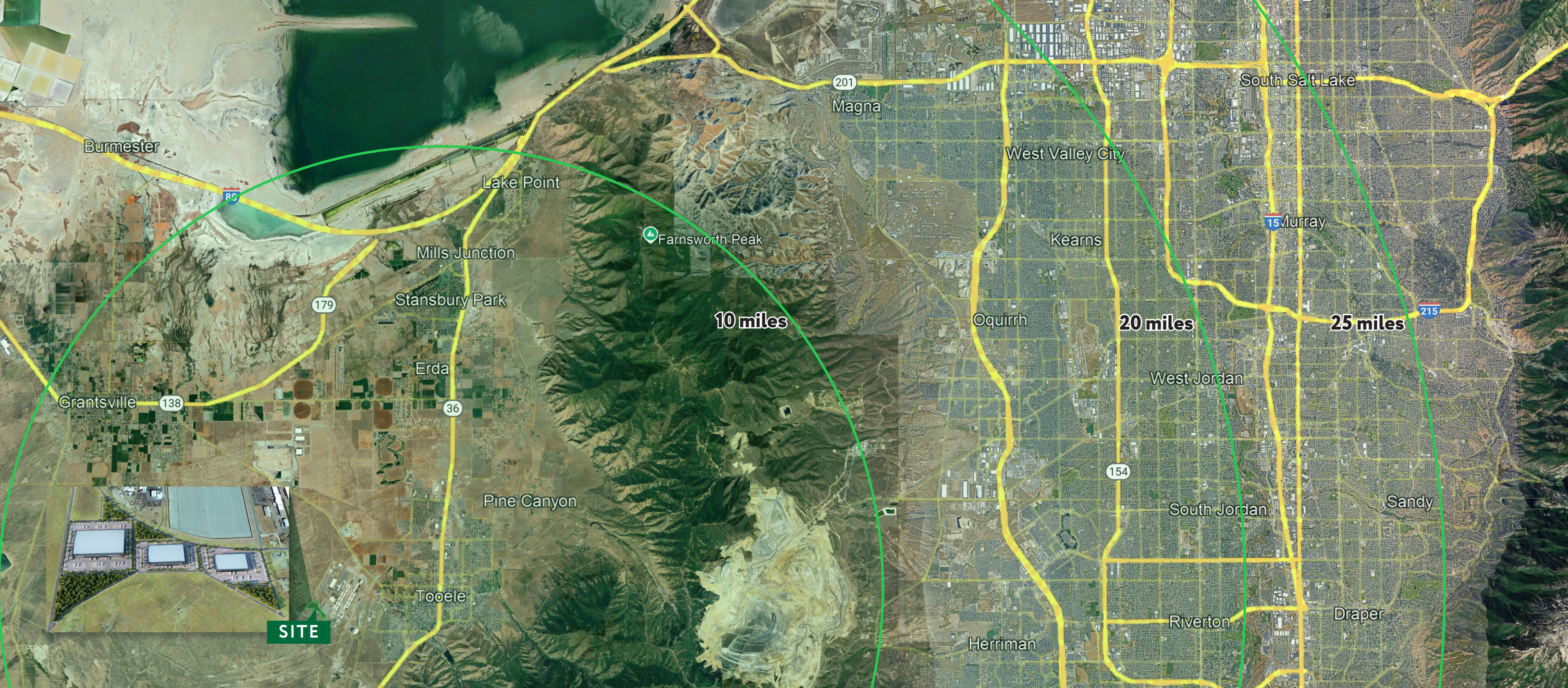
Rail service available with access to the Union Pacific line and within 30 miles of Union Pacific Intermodal Terminal in Salt Lake City.

AIRPORT

Approximately 25 minutes to Salt Lake International Airport.

INCENTIVES

Ninigret Depot is located within a Redevelopment Area, which allows for an expanded array of possible assistance to a new company depending on the nature of the proposed development and employment opportunities for the community.



RECENT DEVELOPMENTS AT THE DEPOT

EMPLOYMENT BASE

Tooele County has a strong employment base and draws from the Salt Lake Metropolitan Area’s population of over 2 million people. The Tooele Technical College is located within minutes of the Depot, and offers custom training programs, local hiring assistance, and business-led advisory councils.

TOOELE CITY MAJOR EMPLOYERS NEARBY



NINIGRET DEPOT LOCATION HIGHLIGHTS

LAND IMPROVEMENTS

The land is fully improved with zoning and right-to-build approved and all utilities in-place. The area benefits from direct access to State Highway 112, is within 15 miles of Interstate 80, a major East-West artery, and is located 25 minutes from Salt Lake City International Airport. In addition to highway access, rail can be extended to service the vacant land.

MIDVALLEY HIGHWAY

In the fall of 2021, UDOT completed the Midvalley Highway, connecting S.R. 138 and I-80 in Tooele, with the goal of reducing delays on S.R. 36 by 70%. The project benefits also include a 15-20% traffic removal from S.R. 36 in the Lake Point area and a 5-minute travel time from S.R. 138 to I-80. The Midvalley Highway is part of UDOT's long-term transportation planning initiative in Tooele County to improve traffic conditions for a growing population.

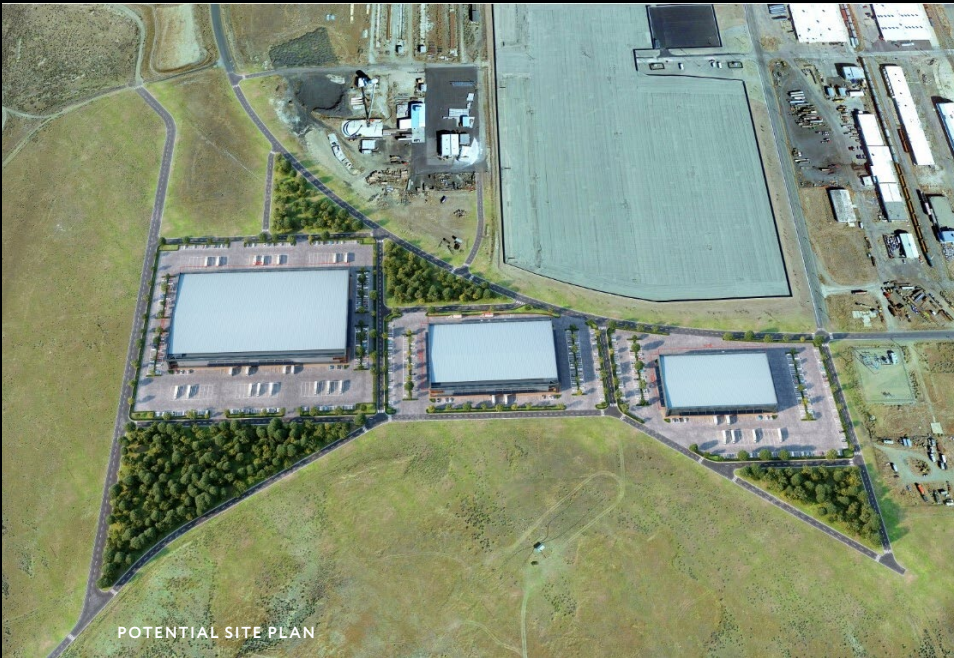
TOOELE CITY ECONOMIC GROWTH

JOBS & INDUSTRY DETAIL	MAR 23	%
GOODS PRODUCTION	3280	17.0
Mining	119	0.6
Construction	1129	5.9
Manufacturing	2032	10.6
SERVICE PRODUCTION	15963	83.0
Trade/Transport/Utilities	4275	22.2
Wholesale Trade	211	1.1
Retail Trade	2240	11.6
Transport/Warehousing	1797	9.3
Utilities	27	0.1
INFORMATION	133	0.7
FINANCIAL ACTIVITY	312	1.6
Finance and Insurance	208	1.1
Real Estate & Rental/Leasing	104	0.5
PROFESSIONAL SERVICES	1699	8.8
Pro/Sci/Tech Services	513	2.7
Company Management	47	0.2
Admin Support/Waste Mgmt	1139	5.9
EDUCATION/HEALTH/SOCIAL	2447	12.7
Educational Services	490	2.5
Health Care/Social Services	1957	10.2
LEISURE/HOSPITALITY	1929	10.0
Arts/Entertainment/Recreation	184	1.0
Accommodation/Food Services	1745	9.1
GOVERNMENT	4607	23.9
Federal	1257	6.5
Local	3081	16.0
State	269	1.4
OTHER	561	2.9
TOTAL	19243	100%



CURRENTLY **TOOELE'S**
UNEMPLOYMENT RATE
Is 2.4%
(VERSUS 3.6% NATIONALLY)





TO BOOK A TOUR, ASK ABOUT PRICING, & FOR ANY QUESTIONS, CONTACT:
THE FREEMAN, HEALEY, & JENSEN INDUSTRIAL TEAM

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

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

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

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

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