

Tooele Land

2150 North 400 East
Tooele, Utah 84074

For Sale

- Building & Yard Price: \$3,620,000
- Building Price (includes 1.5 Acres): \$2,970,000 (\$165/PSF)
- Extra Land (1.5 Acres): \$650,000 (\$9.94/PSF)

For Lease

- Lease Rate: \$0.80/PSF

Industrial Building Details:

- Building Size: 18,000 SF
 - 12,000 SF High Bay Industrial
 - 4,000 SF Office
- Year Built: 2004
- Building Type: Tilt up



Brandon Goodman
Executive Vice President
+1 801 828 0349
brandon.goodman@colliers.com

Steve Griffith
Broker - Premier Utah Real Estate
+1 435 830 2532
griffithlandcorp@gmail.com

Colliers
2100 Pleasant Grove Blvd. | Suite 200
Pleasant Grove, UT 84062
Main: +1 801 947 8300
colliers.com



Industrial Pad Details

Building	Estimated Size	Price PSF	Price
1	3.00 AC	\$201.11	\$3,620,000
Lot #	Estimated Size	Price PSF	Price
2	0.50 AC	\$14.00	\$304,920
3	0.50 AC	\$14.00	\$304,920
4	0.50 AC	\$14.00	\$304,920
5	0.50 AC	\$14.00	\$304,920
6	1.75 AC	\$12.00	\$914,760
7	1.40 AC	\$12.00	\$731,808
8	0.95 AC	\$13.00	\$537,966
9	0.65 AC	\$13.50	\$382,239
10	0.50 AC	\$14.00	\$304,920
11	0.50 AC	\$14.00	\$304,920
12	0.50 AC	\$14.00	\$304,920
13	0.50 AC	\$14.00	\$304,920
14	0.50 AC	\$14.00	\$304,920
15	0.50 AC	\$14.00	\$304,920
16	0.50 AC	\$14.00	\$304,920
Total	10.25 AC	\$13.26	\$5,920,893



Tooele County, Utah

2150 N 400 E | For Sale or Lease

Located west of Salt Lake City, Tooele County is included as part of the Salt Lake City Metropolitan Statistical Area.

Demographics

By 2029 Tooele County will have an estimated a population of 95,672 people with a median age of 32.5 and a median household income of \$111,402.

Between 2024 and 2029 the population is expected to grow by nearly 12,650 people, a 2.88% increase.

The median property value in Tooele County is \$223,400, and the homeownership rate is 80.9%. Most people commute by driving alone, and the average commute time is 27.3 minutes. The average car ownership is 2 cars per household.

Median Age is

32.5

in Tooele County

Projected population growth

2.88%

over the next 5 years
(2023-2028)

Population Demographics (2024)



+83k

Population



+25.2k

Households



3.26

Average Household Size

Income Factors (2024)



\$102k

Median Household Income



\$117.7k

Average Household Income



\$35.9k


Per Capita Income


Colliers

Future Housing

FUTURE HOUSING
2024 | 2nd QUARTER

PROJECT STATUS

Planned 

Under Construction 

NUMBER OF UNITS PER PROJECT

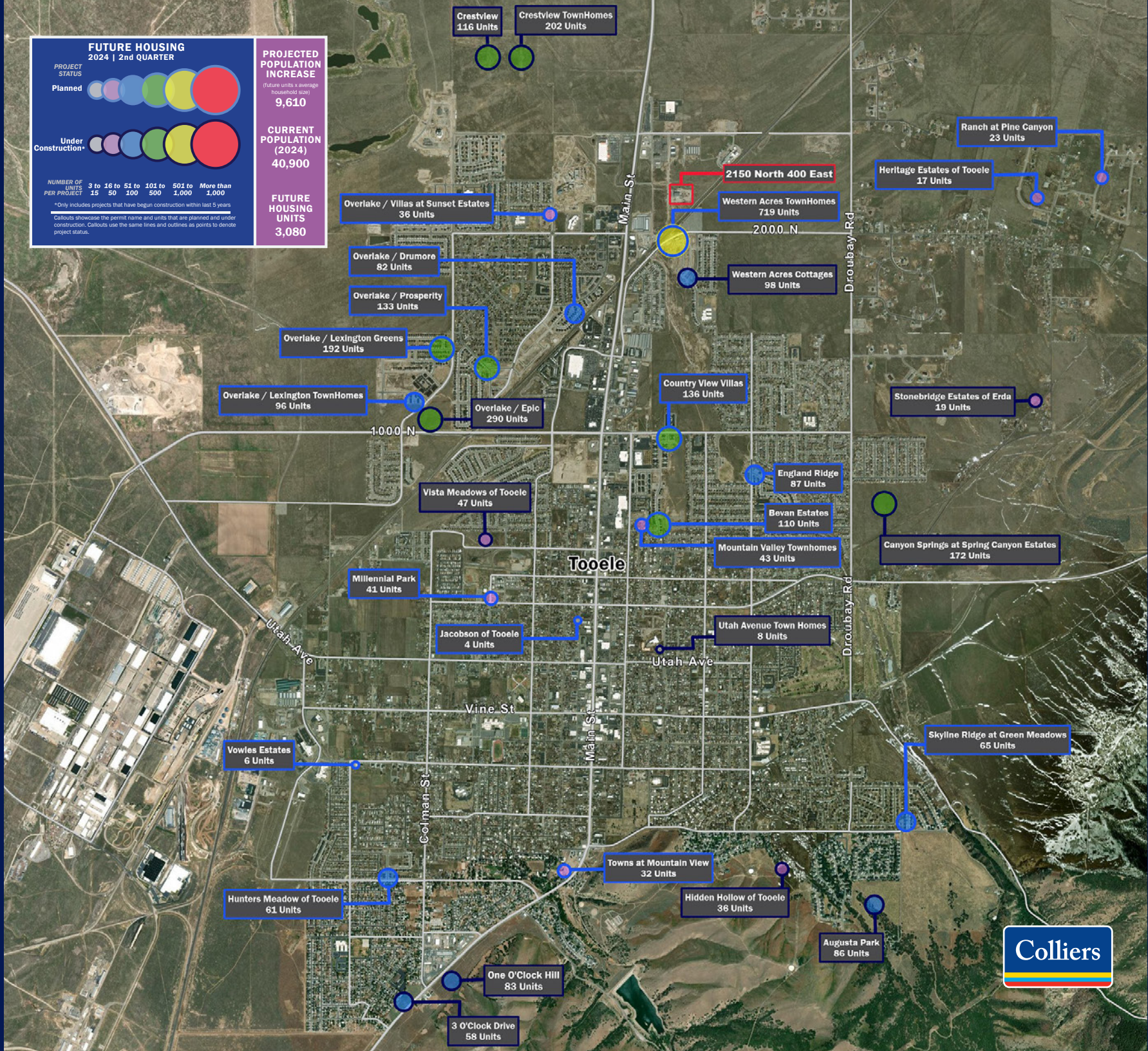
3 to 16	17 to 50	51 to 100	101 to 500	501 to 1,000	More than 1,000
---------	----------	-----------	------------	--------------	-----------------

*Only includes projects that have begun construction within last 5 years
Callouts showcase the permit name and units that are planned and under construction. Callouts use the same lines and outlines as points to denote project status.

PROJECTED POPULATION INCREASE
(future units x average household size)
9,610

CURRENT POPULATION (2024)
40,900

FUTURE HOUSING UNITS
3,080



Brandon Goodman

Executive Vice President
+1 801 828 0349
brandon.goodman@colliers.com

Steve Griffith

Broker - Premier Utah Real Estate
+1 435 830 2532
griffithlandcorp@gmail.com

Nate Monson

Vice President
+1 925 765 7437
nate.monson@colliers.com

Bryant Parker

Associate
+1 385 866 3007
bryant.parker@colliers.com

Sage Shepard

Associate
+1 951 893 7415
sage.shepard@colliers.com



Colliers

2100 Pleasant Grove Blvd., Suite 200
Pleasant Grove, UT 84062
Main: +1 801 947 8300
colliers.com

2150 N 400 E | For Sale or Lease

