



Colliers

Industrial For Sublease

Lease Rate:

\$0.40 PSF

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## Atech Sublease

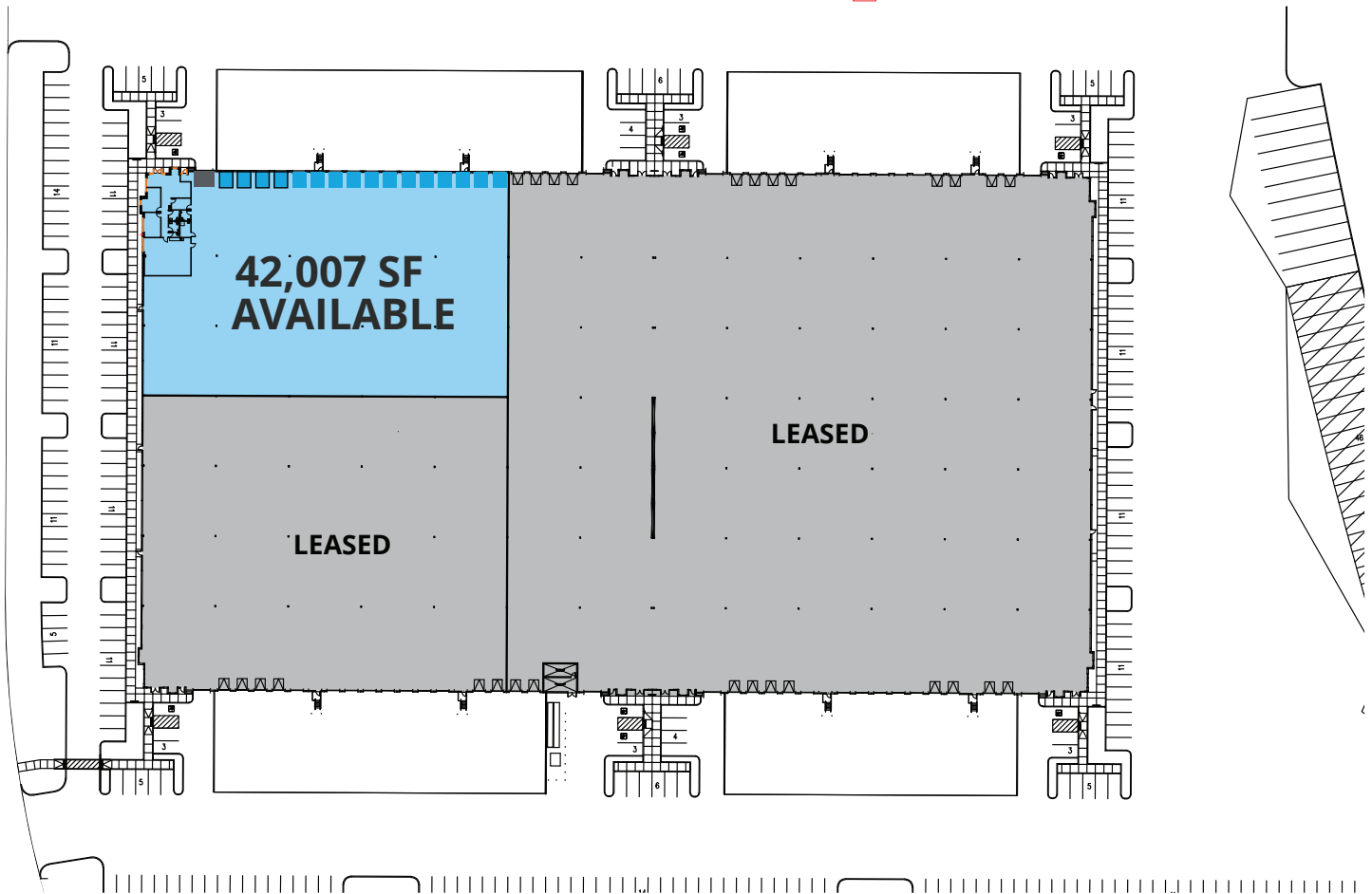
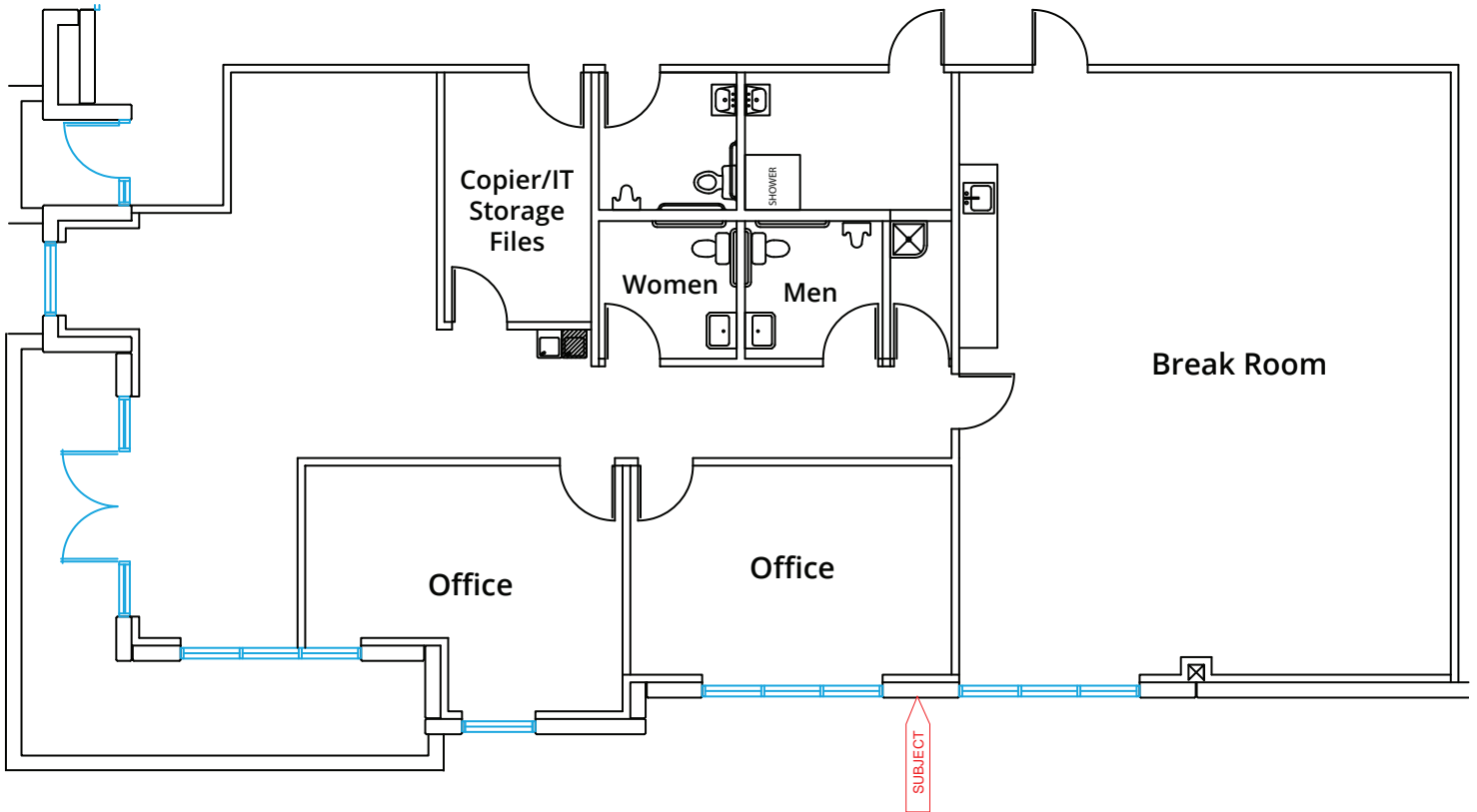
1555 Gramercy Road  
Salt Lake City, Utah 84104

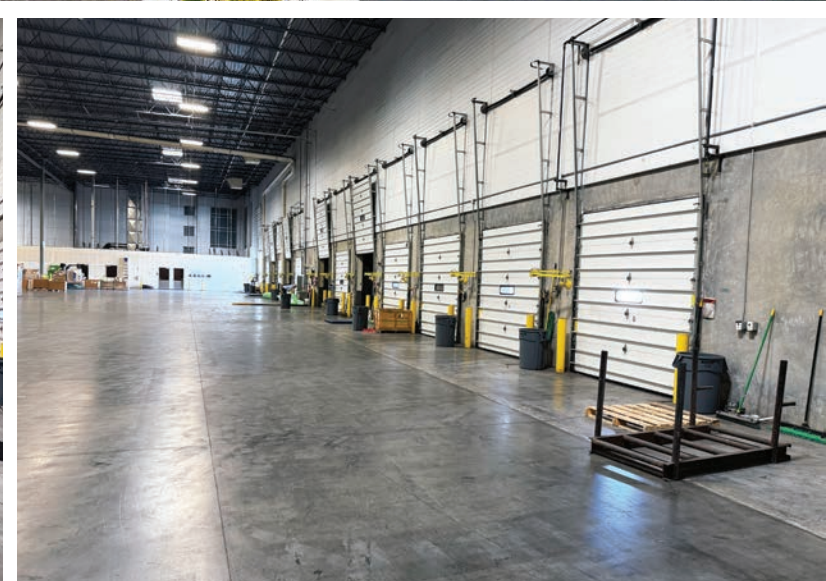
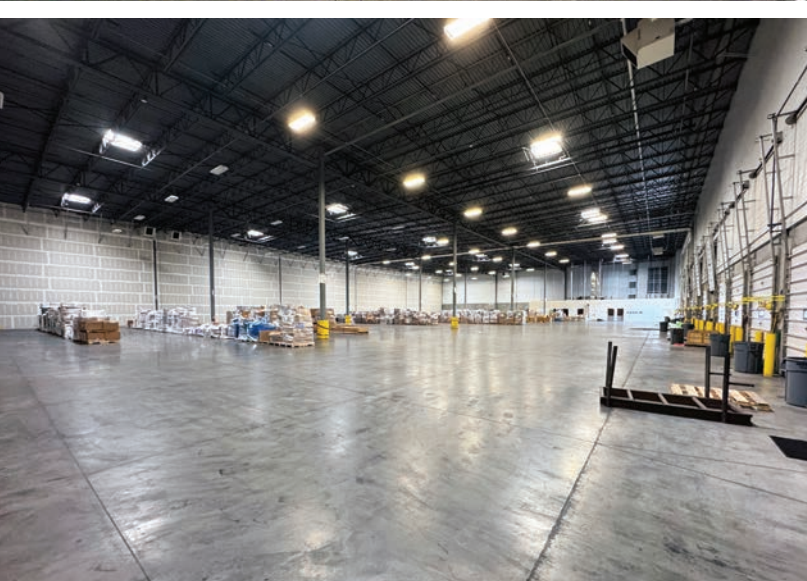
### Property Information

- Sublease Term ends: 8/31/25
- Building size/RBA: 251,612 SF
- Available: 42,007 SF
- Office: +/- 2,500 SF
- Typical Column Spacing: 50' x 52' (52' x 60' speed bay)
- Dock High Doors: 14 total (10 equipped with Edge of Dock Levelers and 4 with Hydraulic Pit Levelers)
- Ground Level Doors: One (1) 12'x14'
- Clear Height: 32'
- Fire Suppression: ESFR
- Power: 400 amp, 3 phase 277/480 V
- Lighting: T8 Lights
- Exclusive use of 11 trailer parking stalls
- Excellent access to I-80, I-215, I-15, and Bangerter Highway
- 10 minutes away from Salt Lake International Airport

Accelerating success.

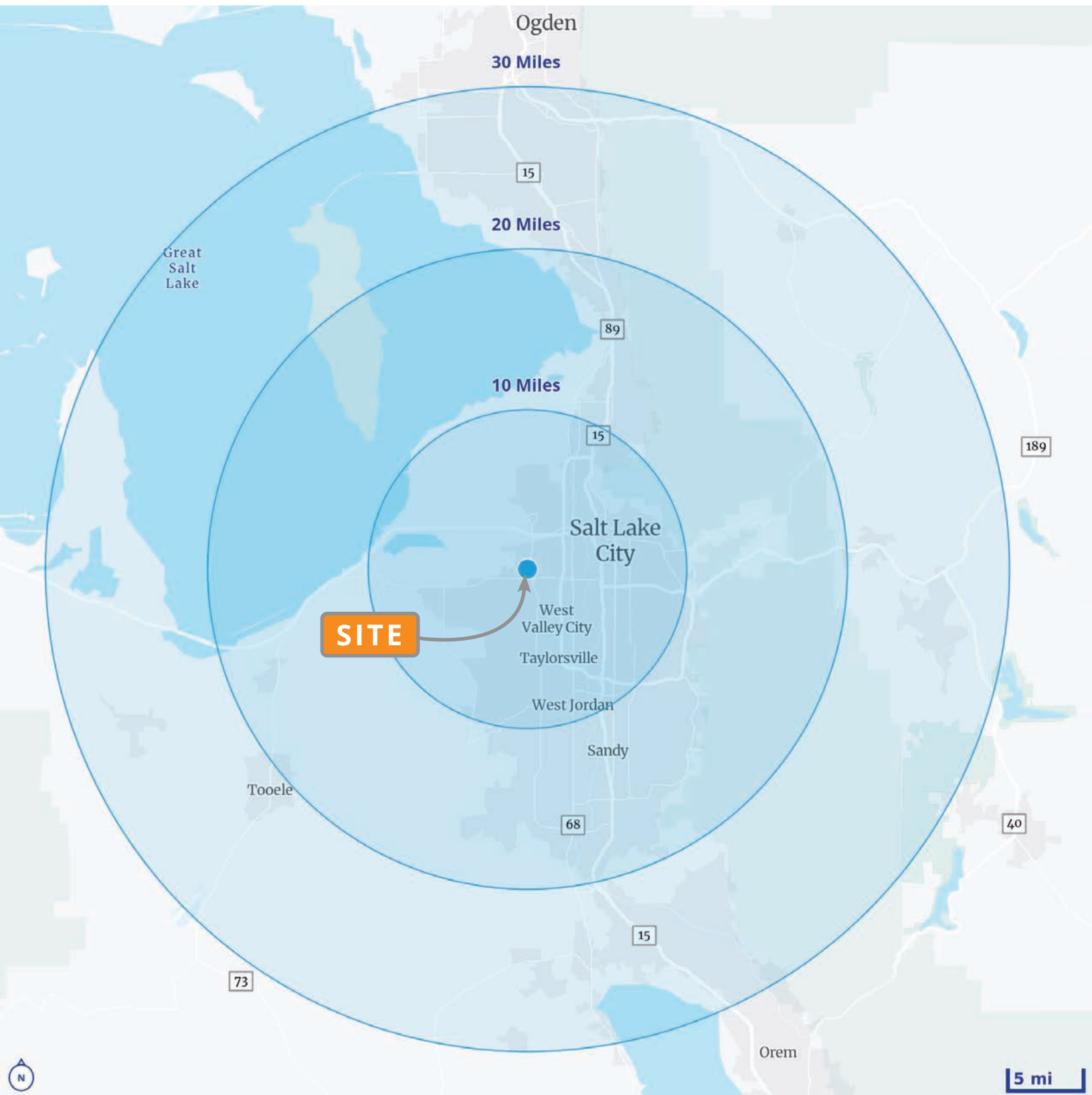
# Floor Plans & Photos



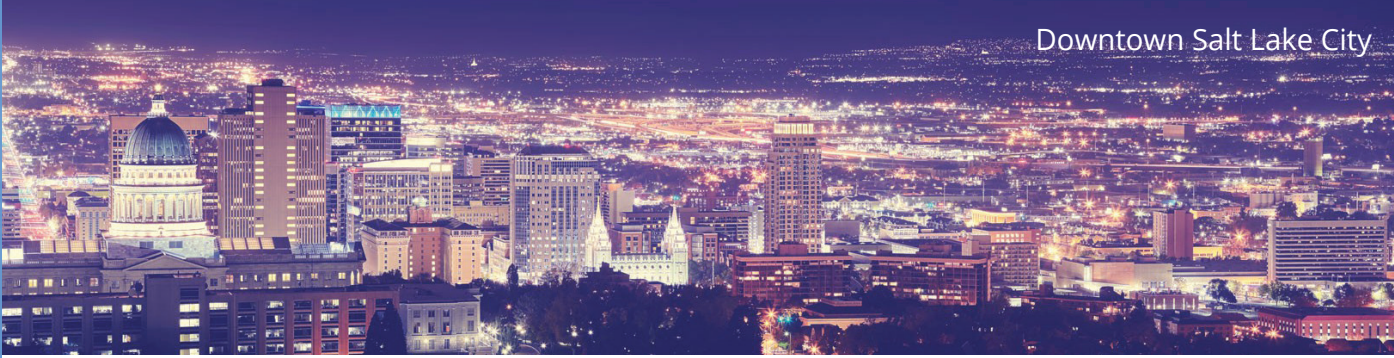


# Great Location





# Why Utah?



Downtown Salt Lake City



## Utah Provides a High-Quality of Life

Utah is a national leader in **high job growth, low unemployment, low cost of doing business, and talented labor**. Utah regularly ranks among the best states for **business, careers, living, health, and quality of life**. Utah provides an array of employment opportunities in various industries, and offers its residents numerous lifestyle options that range from quiet rural settings to thriving urban centers.

Most of Utah's population resides along **The Wasatch Front**, roughly 150 miles of contiguous cities and communities, running predominantly north-south along the I-15 corridor and the western slope of the Wasatch Mountain range, from Brigham City to Nephi.

Utah is world-renowned for its bounty of **public lands and recreational opportunities** ranging from mountain wilderness to desert landscapes. Utah has five national parks, six national forests, numerous state parks and recreation areas, and over a dozen ski resorts.

Utah is a geographically diverse state, encompassing a **convergence of three distinct geological regions**: the Rocky Mountains, the Great Basin, and the Colorado Plateau.

The beehive is the state symbol of Utah. The Mormon settlers used the symbol to represent **hard work and industriousness**. The beehive is where all workers cooperate in the construction of something much bigger than themselves, as a model for an efficiently run society.

### Utah's Population Demographics (2022)



3.41 M  
Population



1.1 M  
Households



3.04  
Average Household Size

### Utah's Income Factors (2022)



\$81.5K  
Median Household Income



\$105.9K  
Average Household Income



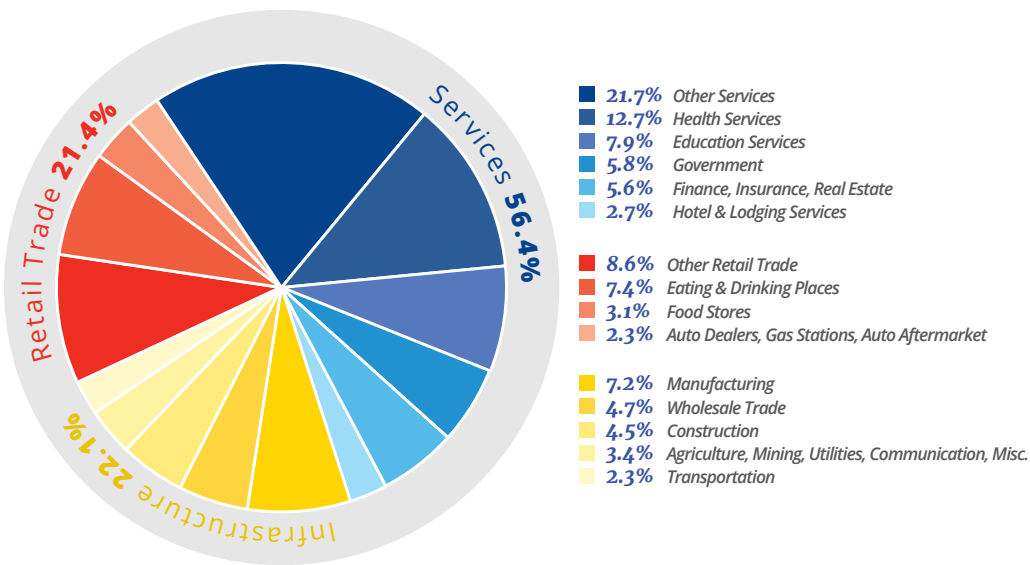
\$34.3K  
Per Capita Income



# Utah: Diverse & Skilled

Utah's job market is robust and diversified. The economy booms thanks to a combination of strong employment growth, the vibrant and diverse industries present, and strategic collaboration between business, labor and government.

Utah's Workforce by Industry



# Utah's Workforce



Utah's Workforce in Numbers (2022)

**1.36M**  
Total Employees



**54.4%**  
Services



**22.6%**  
Retail Trade



**23.0%**  
Infrastructure



### Low Power Rates

Utah enjoys some of the cheapest electricity and natural gas rates in the nation. Utah mines its own power sources in natural gas and coal, which saves in transportation costs. Utah's power plants have transitioned to natural gas and steam over the last 15 years, and renewable energy sources, such as solar and wind, are rapidly growing.



### Superior Quality of Life

Utah boasts a tremendous quality of life. Cost of living is cheaper than the national average. Utah is recognized as one of the greatest states in the nation for outdoor sports and recreation and is home to five national parks and a combined 45 heritage, scenic, and recreation state parks. Utah has many of the nation's best ski resorts, with 11 world-class ski resorts only 45 minutes from the Salt Lake International Airport.



### Low Natural Disaster Risk

Compared to many states, Utah has a low natural disaster risk. Utah ranks 5th in the nation for national disaster safety.



### Superior Access

Salt Lake City International Airport is the nation's #1 airport for "ease of access" and is also one of the nation's fastest airports for curbside-to-plane-time. The airport has direct, daily flights to the 19 busiest airports in the U.S.



### **Communications Infrastructure**

Utah ranks 2nd in the nation and 3rd in the world for fastest internet connectivity speeds, with an extensive fiber infrastructure. Google Fiber chose Salt Lake City for their pilot program.



### **Beneficial Geography**

Salt Lake City is known as the “Crossroads of the West,” and provides excellent access to the entire western region of the United States.

Additionally, 2.25 million of Utah’s three million residents live along the Wasatch Front—a vertical corridor along the Wasatch mountains extending from Ogden in the north to Provo in the south. This densely populated area provides excellent infrastructure and a diverse, growing economy.



### **Low Operation Costs**

Relative to other regional data center hubs such as Portland, Phoenix, Las Vegas, or Denver, Utah offers lower costs for labor, construction, land, permits, and other vital operation and development costs.



### **Low Water Costs**

Utah has some of the lowest water utility rates in the nation, with a water price index score of 46 (USA = 100).

# Manufacturing



## Diverse Manufacturing Businesses Add Value to Utah

Manufacturing in the state of Utah is more than a \$20 billion a year industry. The manufacturing industry is one of the key growth sectors in the state's long-range economic plan. It makes up nearly 14% of state's economy, and employs more than 125,000 workers, nearly 8% of Utah's workforce is employed in manufacturing.

- There are manufacturing companies in nearly every sector imaginable. Manufacturing combined is the single largest payroll in the state, with the exception of government
- Computer and electronics products, including communication equipment, computer microchips and scientific instruments, make up Utah's leading manufactured products. Ranking second is primary metals manufacturing, producing steel, aluminum and copper in the state
- According to the Economic Development Corporation of Utah, the state's manufacturing and distribution industry has experienced employment growth above 11 percent over the past five years.
- Forbes compared and ranked 373 metropolitan cities where manufacturing is thriving, Salt Lake City ranked number 15.

Approximately

**4.3k**

Manufacturing Businesses in Utah

(Utah Manufacturers Association)

Utah Had Nearly

**144k**

Jobs in Manufacturing in 2021

(Utah Department of Workforce Services)

Manufacturing Employs Nearly

**9%**

of Utah's Workforce

(ESRI BAO)

Medical Equipment & Supplies  
Manufacturing in Utah Increased by

**27%**

Over 5 years: 2011-2016

(Economic Development Corporation of Utah)



## Moving Consumer Goods is Vital to Utah

From Logan in the north to St. George in the south, Utah's unmatched transportation infrastructure has earned it a reputation for building mutually beneficial relationships with companies in the logistics and distribution sectors. Utah's network of rails, roads and airports provide the backbone of Utah's freight network.

- Utah exports \$12 billion in goods and services annually.
- United Parcel Service currently has more than 4,000 Utah workers and recently added more than 1,700 employees to its Salt Lake City location. The company recently opened its doors to a new 840,000 SF distribution center.
- Amazon selected Salt Lake City for a new regional fulfillment center. The company's 855,000-square-foot distribution center in the city's northwest quadrant has more than 1,500 employees.
- In 2007 AmerSports relocated its North American headquarters to Ogden, Utah and recently announced it will expand its distribution operations, adding up to 155 jobs, \$6.5 million in state revenue, and \$32 million in capital investment over the next 10 years.
- Charlotte Pipe and Foundry Company, the nation's top maker of cast iron and plastic pipe and fittings, recently expanded its Cedar City, Utah facility. The expansion added more than 157,000 square feet to the plant and 30 new jobs.

Utah's Freight Industry has an Employment Base of Over

**36k**

(Utah Department of Transportation)

Utah Exports

**\$12B**

in Goods & Services Annually

(Utah Department of Transportation)

Utah is Home to Over

**15k**

Trucking Companies

(Utah Department of Transportation)

