

PURCHASE OPPORTUNITY | 652 ACRE MASTER-PLANNED INDUSTRIAL PARK



DEVELOPMENT UPDATES:
***SHOVEL-READY *ROADWAYS COMPLETE**
***ALL UTILITIES DELIVERED BY JUNE 2026**

I-80 at Burmester Road, Tooele County, Utah



A Utah Inland Port Authority Project Area

<https://interstatebusinesspark.com>



Office: 801.617.1708
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JAMES MERRILL
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- ± 652 Acres Master-Planned Industrial Park
- Lots from 1.4 Acres - 278 Acres
- Part of Utah Inland Port Authority
- Rail Served Sites
- Shovel-Ready, Roadways Complete
- 30 Minutes to Downtown Salt Lake City
- 15 Minutes to Salt Lake Industrial Corridors NWQ
- Build to Suit Options
- Zoned M - Industrial, Broad Uses
- Level, Rectangular Shaped Lots
- Many Building Layouts Possible
- All Utilities Delivered by June 2026
- Coming Soon...Travel Center

Interstate Business Park

1.4 ACRES - 278 ACRES AVAILABLE

PURCHASE PRICE FOR

FLEX LOTS:

\$8.00/SF

RAIL SERVED LOTS:

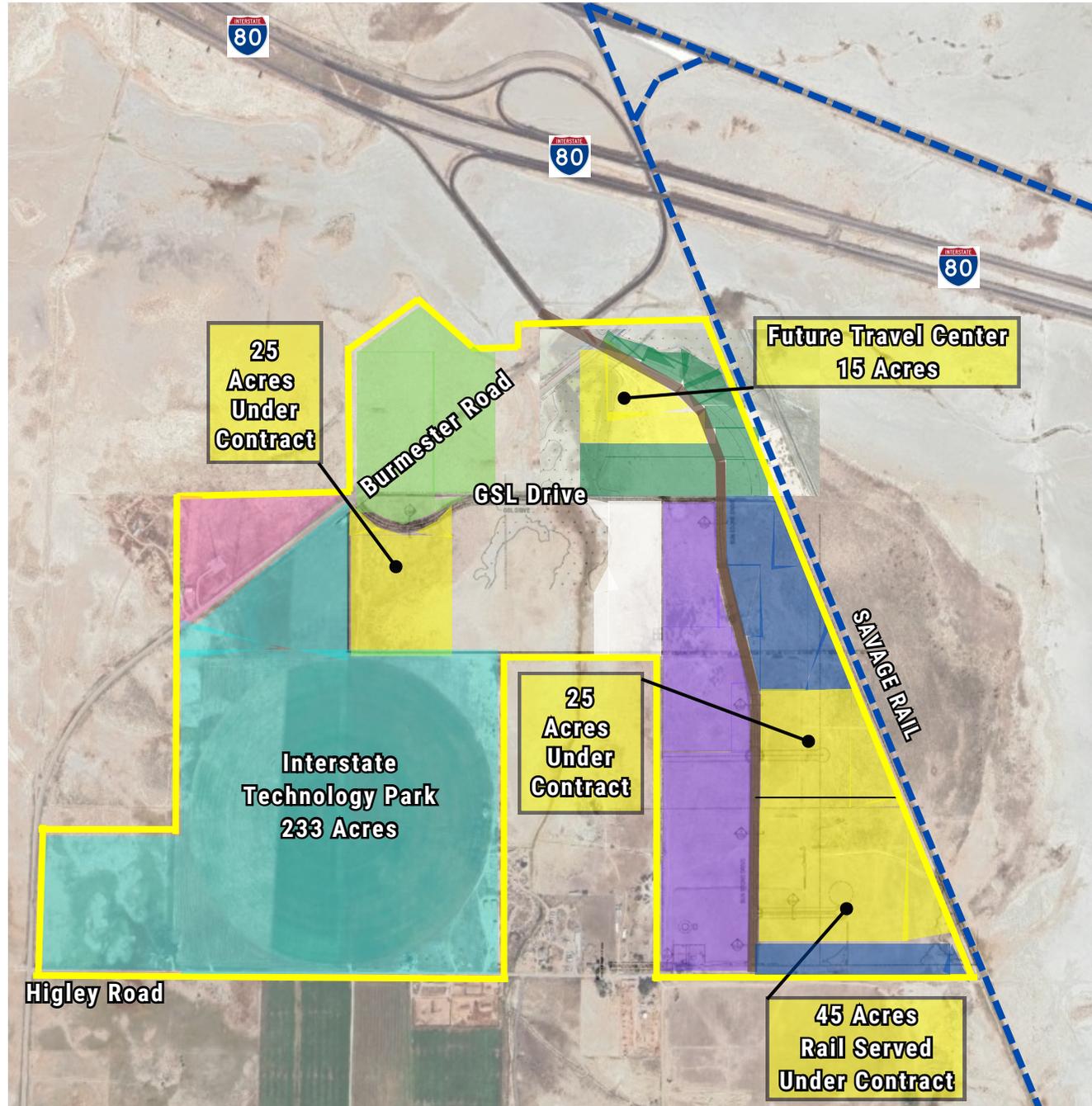
\$7.50/SF

PURCHASE PRICE FOR OTHER LOTS:

\$6.50/SF

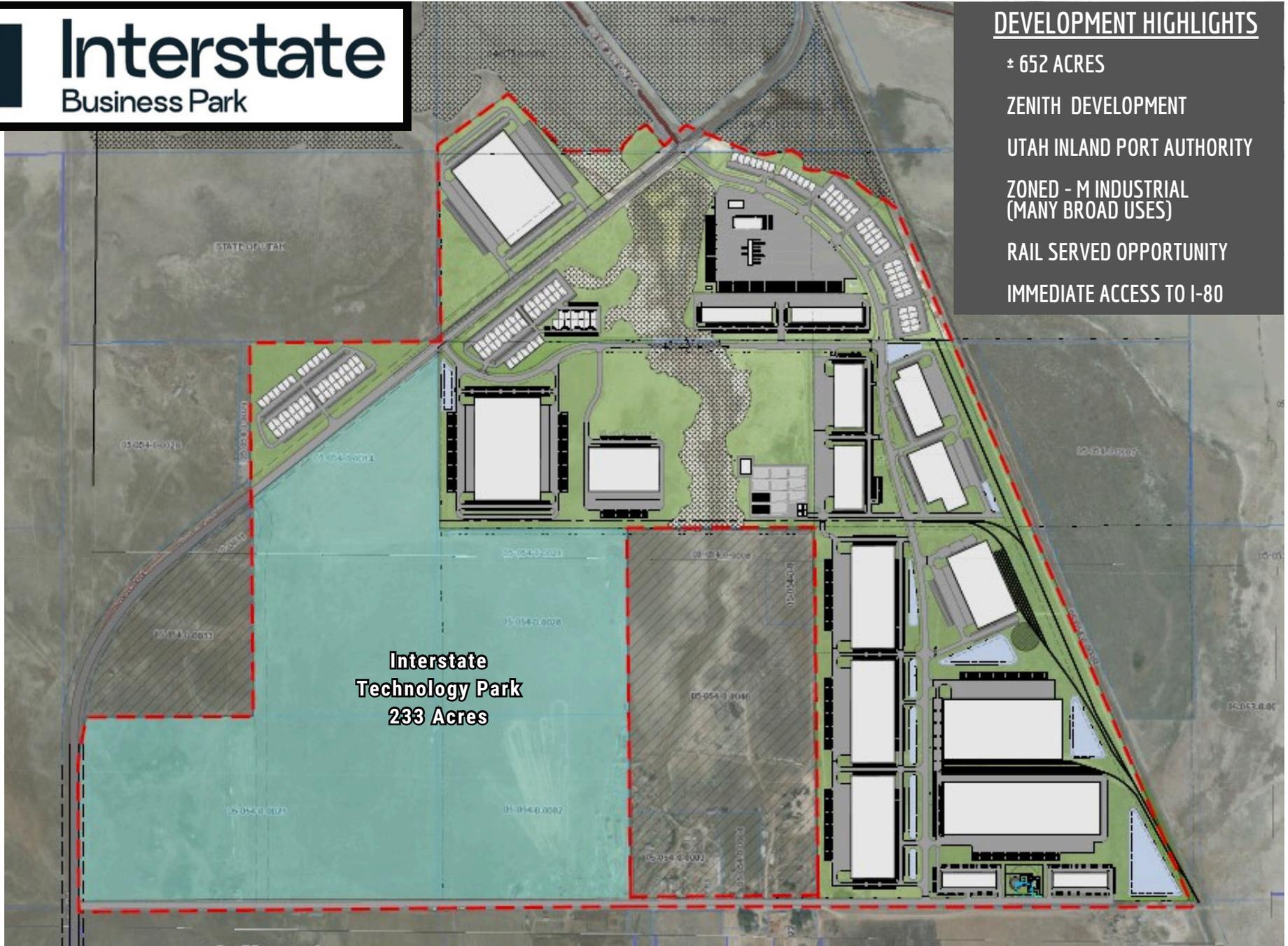
INTERSTATE BUSINESS PARK MAP KEY

Lots Currently Under Contract
12 Acres
45 Acres
1.4 - 12.7 Acres Flex
8 - 25 Acres Rail Served
4 - 48 Acres
Public Infrastructure District





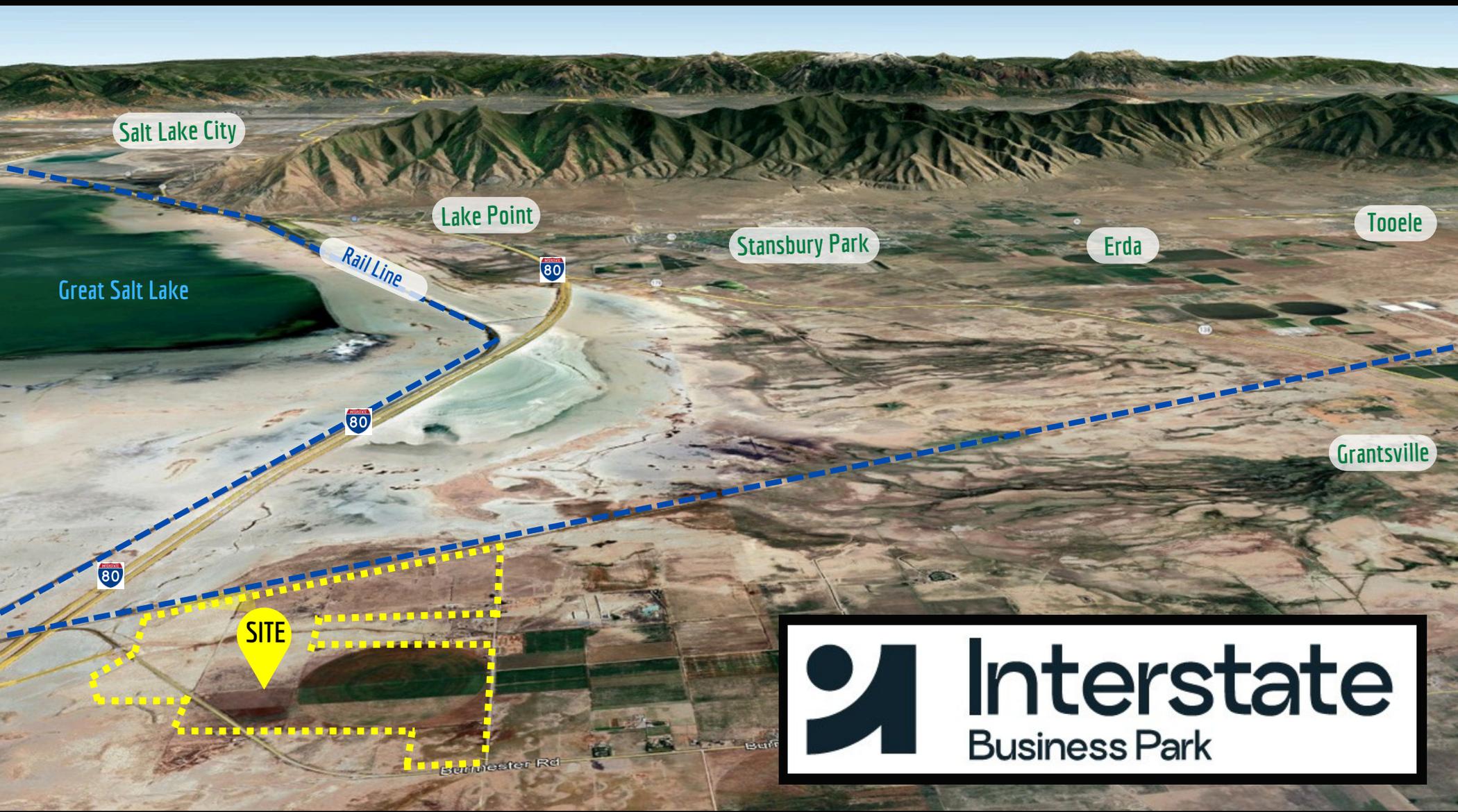
Interstate Business Park



**Interstate
Technology Park
233 Acres**

- ### DEVELOPMENT HIGHLIGHTS
- ± 652 ACRES
 - ZENITH DEVELOPMENT
 - UTAH INLAND PORT AUTHORITY
 - ZONED - M INDUSTRIAL (MANY BROAD USES)
 - RAIL SERVED OPPORTUNITY
 - IMMEDIATE ACCESS TO I-80





Interstate
Business Park

DRIVE TIMES

- 1-80
2 MINUTES
- GRANTSVILLE
5 MINUTES
- UNION PACIFIC HUB
20 MINUTES
- TOOELE
25 MINUTES
- SALT LAKE AIRPORT
20 MINUTES
- DOWNTOWN SALT LAKE
30 MINUTES

ECONOMIC OVERVIEW

TOOELE COUNTY FACTS



7th Fastest Growing County in the US



Need for Local Employment - 76% of the Local Workforce Commutes to Salt Lake County



Tooele County Homes are Most Affordable Place to Live in Utah



Approved \$25 Million Expansion of Tooele Technical College

DISTRIBUTION IN UTAH



1,400 Miles of Railroad Track



695 Million Pounds Annually of Air Cargo & Freight



43,155 Miles of Highways and Roads

TOOELE COUNTY DEMOGRAPHICS

EMPLOYMENT AND BUSINESS FACTS



13.2%
Pink Collar /
Services



31.6%
Blue Collar



55.3%
White Collar



86.2%
Labor
Participation
Rate



1,275
Total
Businesses



17,043
2023 Total
Employees

KEY FACTS

90

Wealth Index

48

Diversity
Index

75

Total Crime
Index

25,208

Total Housing
Units

116

Housing
Affordability
Index

1,296

Households
Below the
Poverty Level

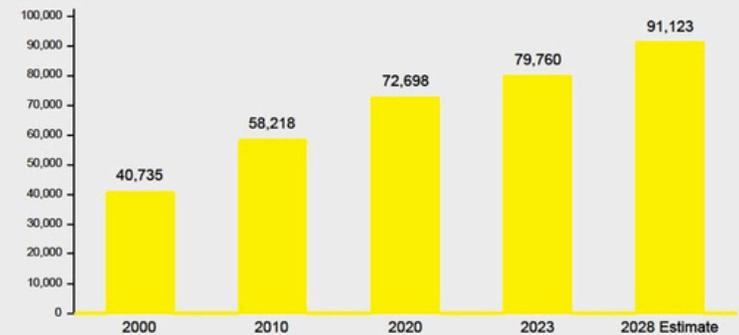
POPULATION

31.3

Median Age

79,760

Total Population



Source: This infographic contains data provided by Esri-Data Axle (2023), Esri (2023, 2028), ACS (2017-2021), Esri-U.S. BLS (2023), AGS (2023), U.S. Census (2000, 2010, 2020).

Infographic created by EDCUtah using © 2024 Esri

EDCUtah

UTAH DEMOGRAPHIC HIGHLIGHTS

#1 Fastest Growing Population

2.6% 9th Lowest Unemployment Rate in US





TOOELE COUNTY | UTAH



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