



TIMPANOGOS WORKS

Available For Owner-User
and Investment Sale

SALE PRICE: \$8,900,000

119 East 200 North
Alpine, UT 84004



ALPINE HEADQUARTERS

Legend Partners is proud to present the former Purple Mattress Headquarters. This owner-user opportunity to acquire an advanced manufacturing, and office site in the prestigious Alpine, Utah. Comprising 90,581 square feet, this specialized manufacturing facility boasts substantial power, high flow water lines and many other manufacturing must haves.

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TABLE OF CONTENTS

1 Property Specifications

2 Photos

3 Floor Plans

4 Maps

5 Area Overview

6 Why Utah?

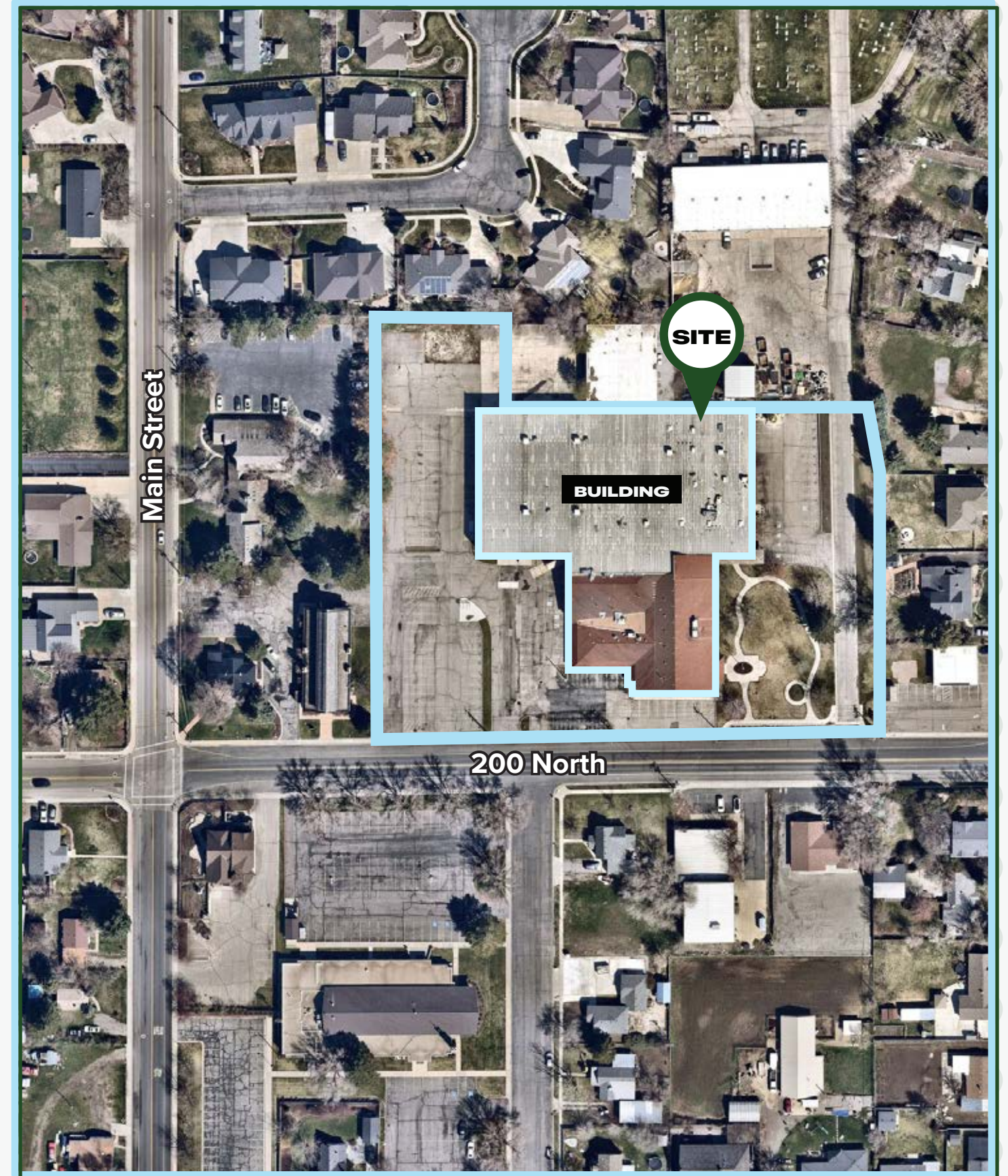


Property Specifications

1

Property Highlights

- 90,581 SF
- Two (2) 9'x10' dock doors with seals and levelers
- One (1) 5'x8' box height loading door
- One (1) 14'x18' grade level door
- Clear height: 20'
- Over 17 different production rooms
- Multiple break rooms and bullpens with ample bathrooms
- Wet and dry suppression system
- Ample heavy power
- Exhaust vents
- Floor drains
- Power drops
- Trash compactor
- Water recyclers
- Water cooling system
- Multiple water lines running length of the warehouse
- Gas forced heaters
- Swamp coolers
- Compressed airlines
- Water hookups on both levels
- Three compartment sink
- Eye washing stations
- Powder room
- Skylights throughout
- Masonry construction
- Year built: 1990
- Lot size: 4.12 acres
- Ample parking
- Zoning: Business Commercial
- Location: convenient infill location in the heart of Alpine
- Access: located off of Timpanogos Highway

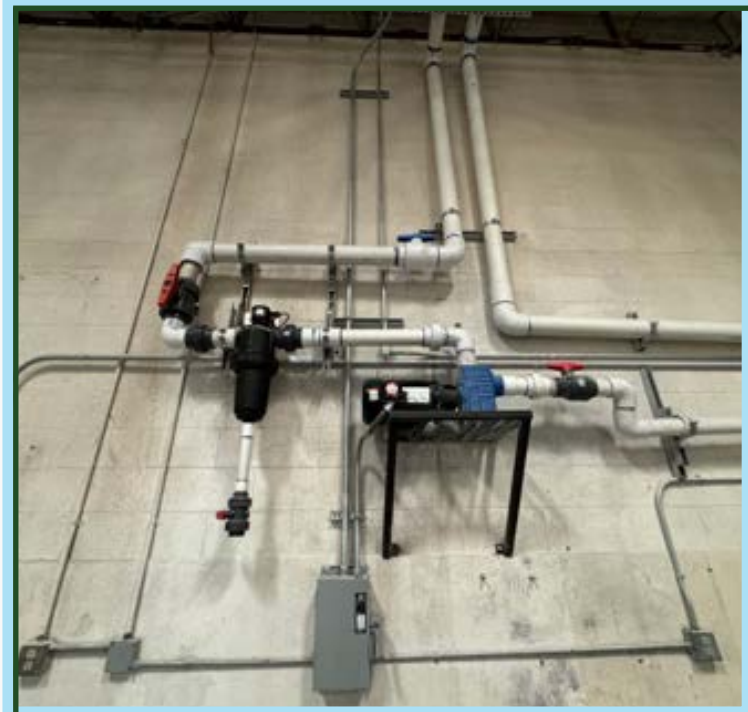
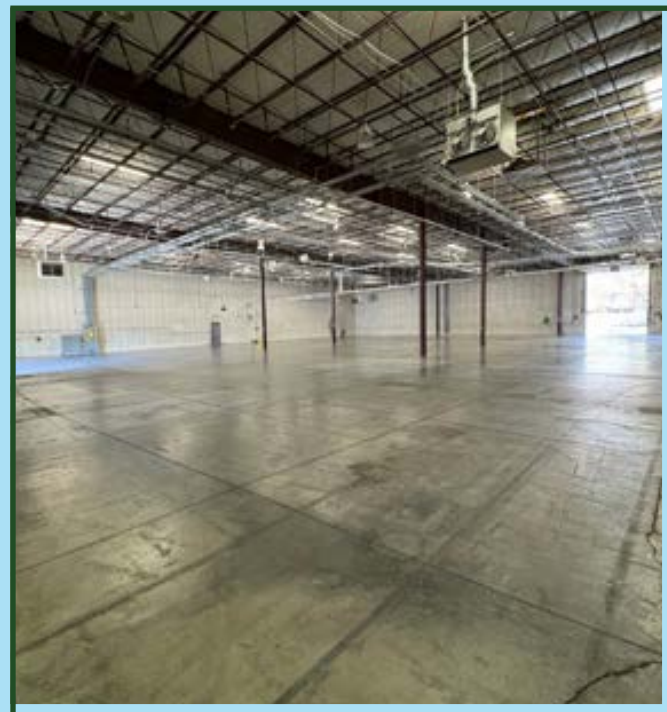




Photos

2

INTERIOR PHOTOS



EXTERIOR PHOTOS

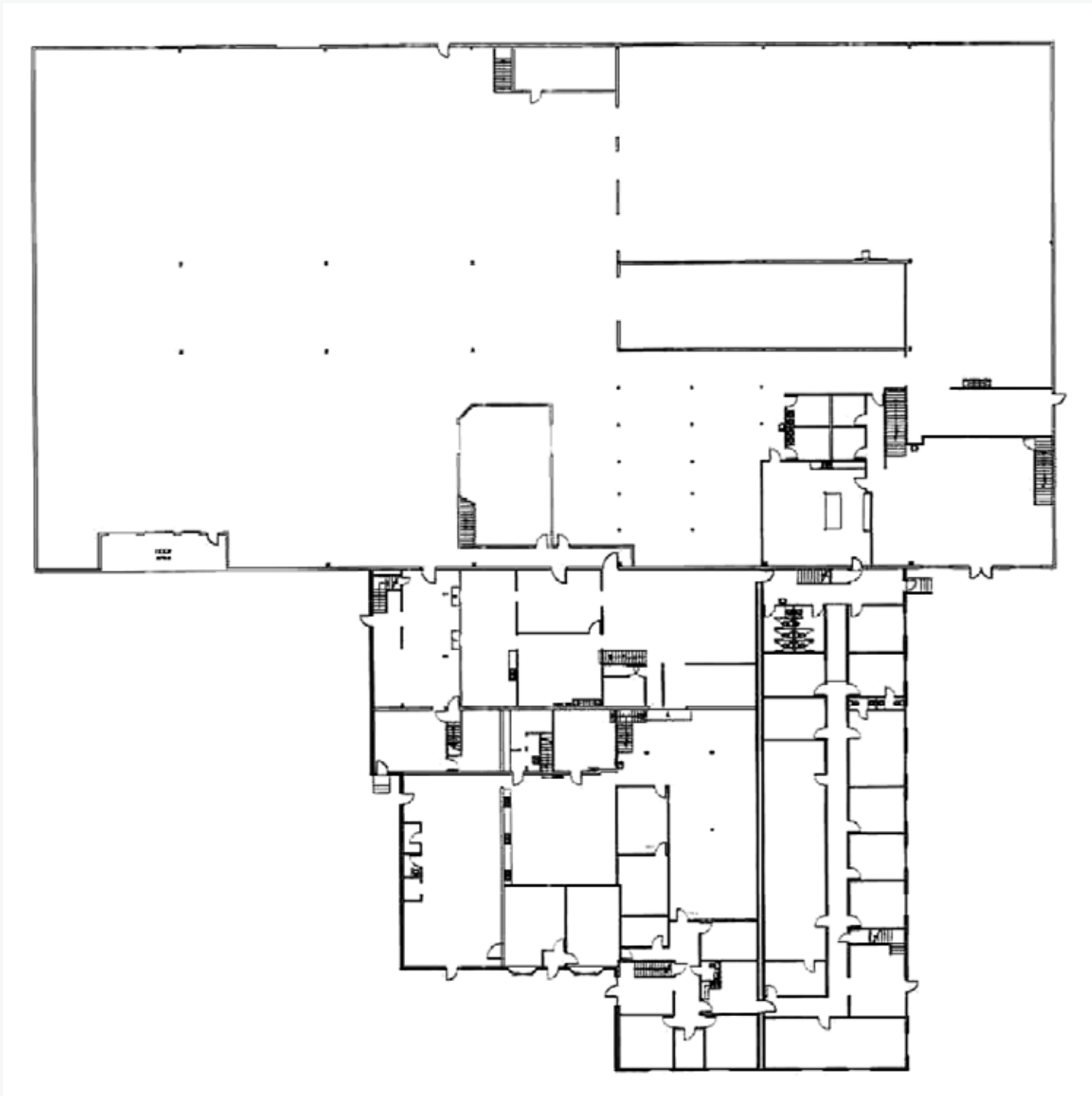




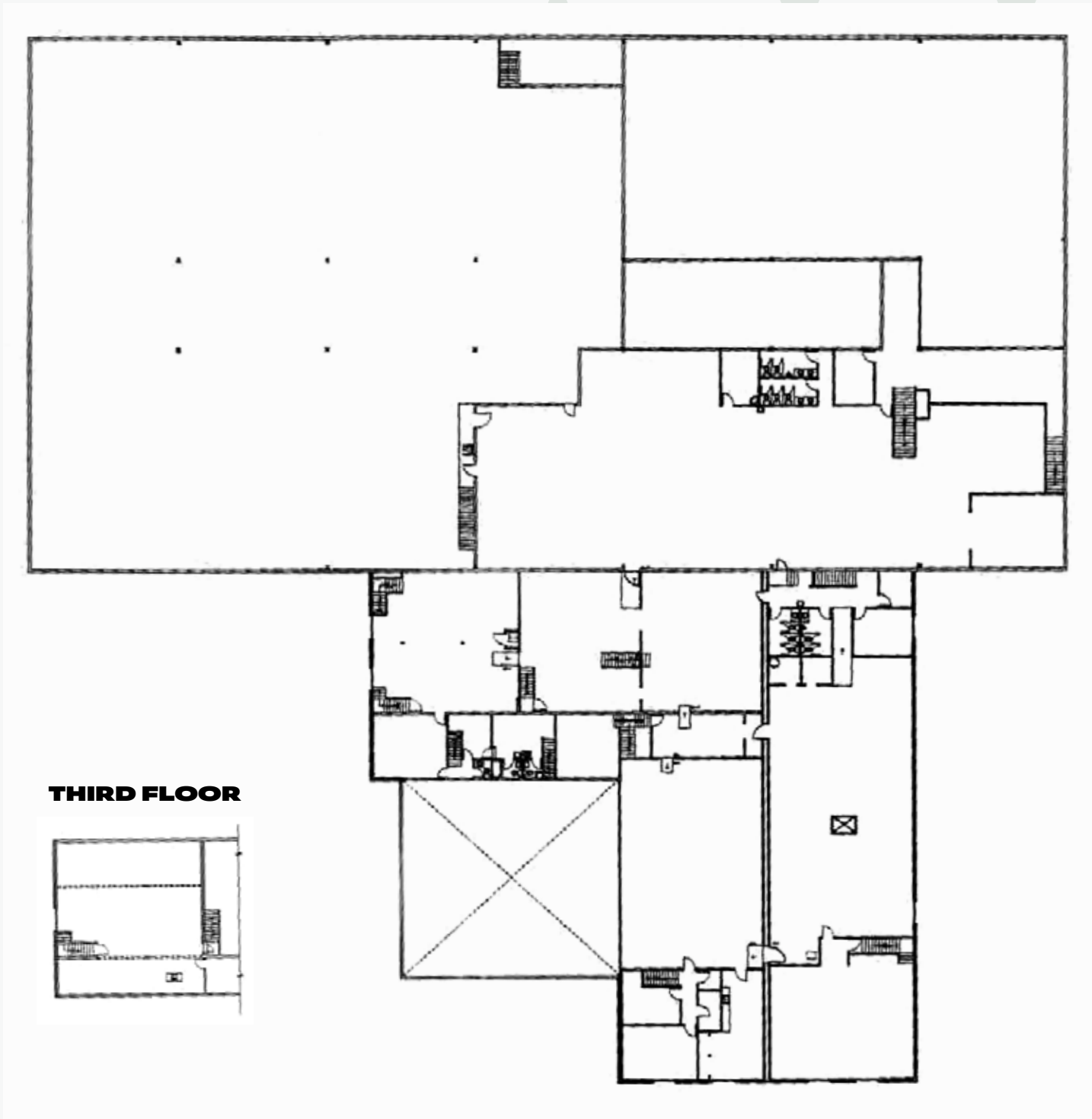
Floor Plans

3

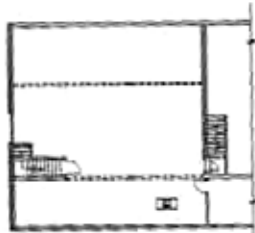
FIRST FLOOR



SECOND FLOOR

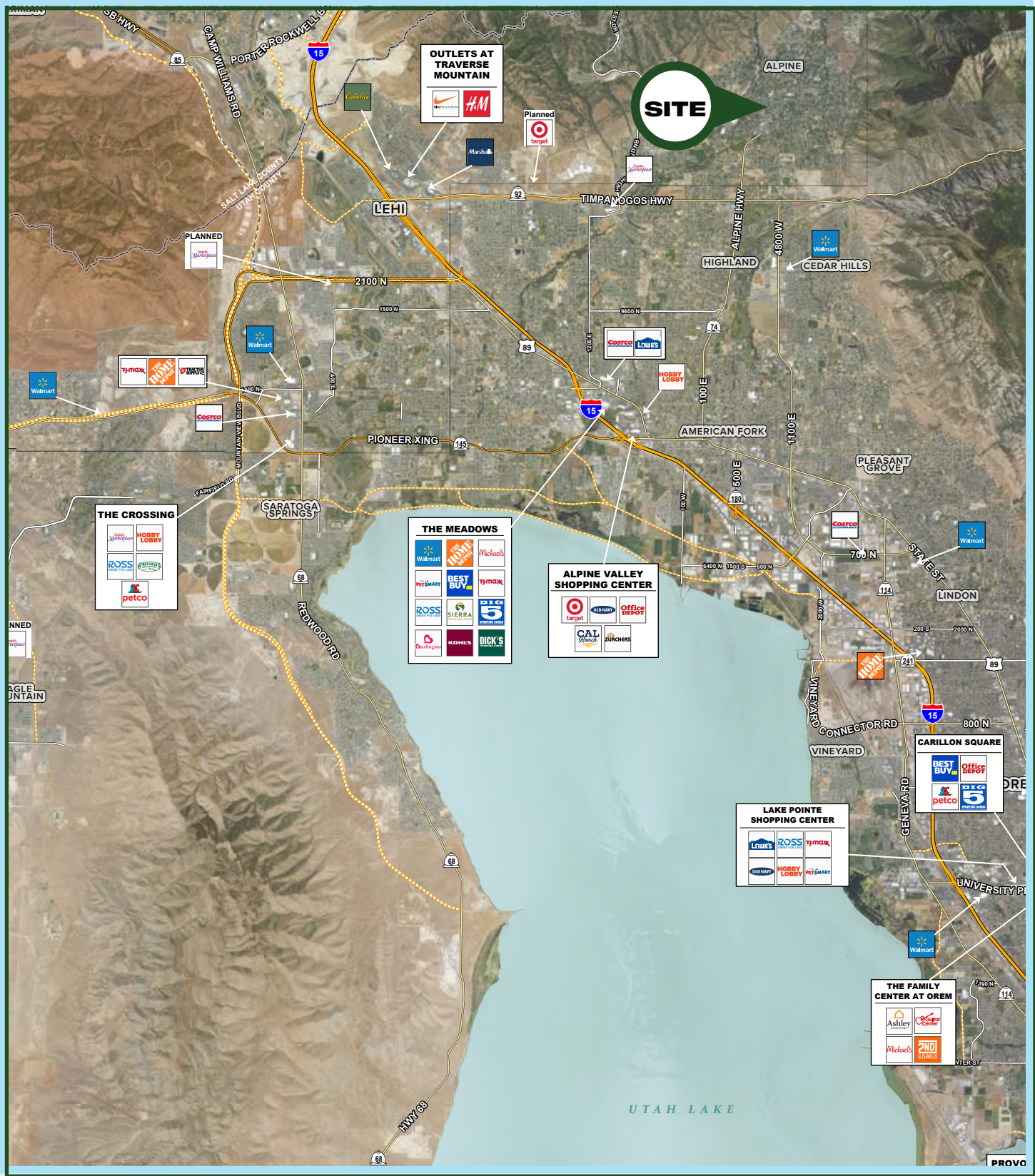


THIRD FLOOR





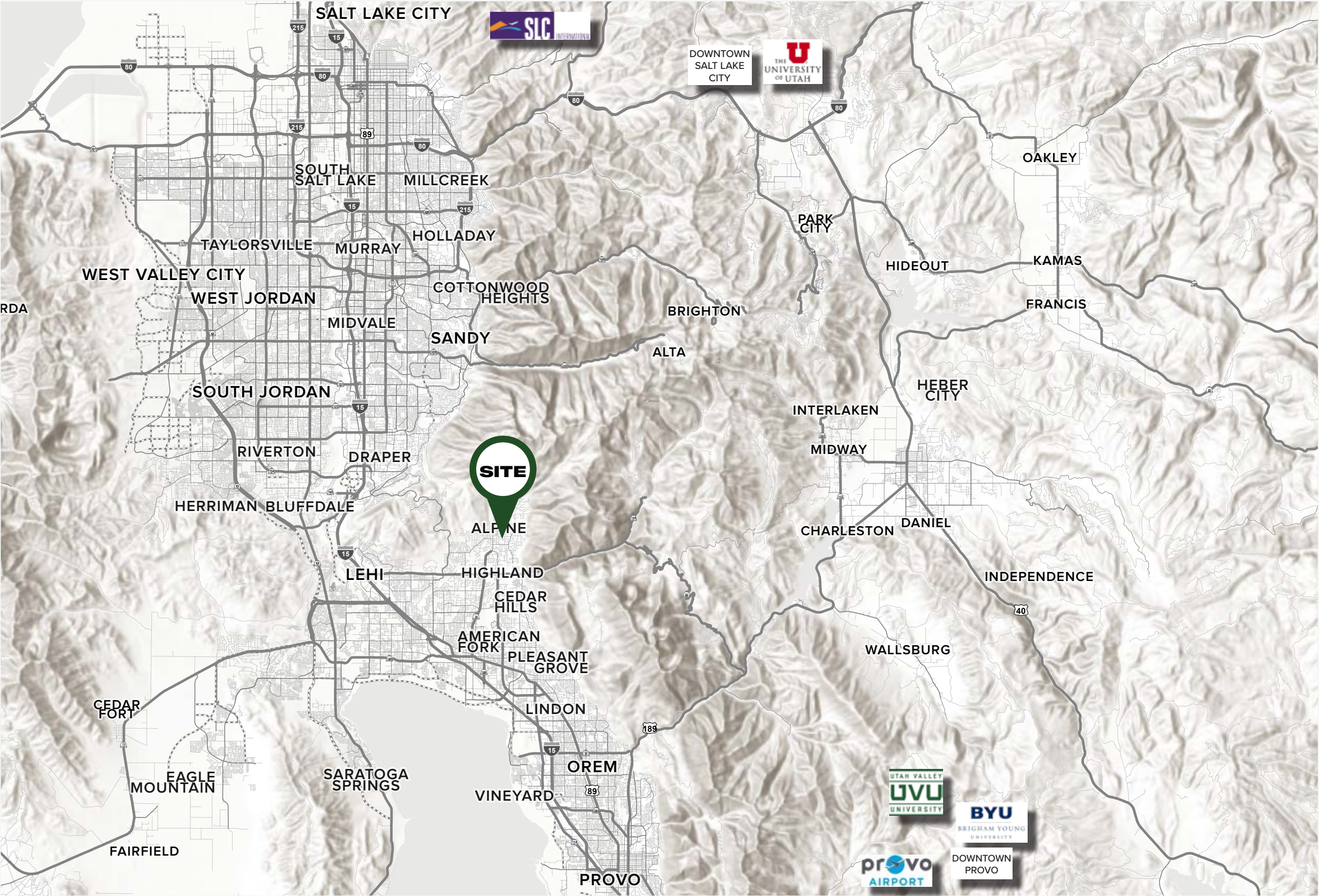
NEARBY BUSINESSES



FREEWAY ACCESS



LOCAL DRIVE TIMES



INTERSTATE 15 10 Minutes

UTAH VALLEY UTV UNIVERSITY 20 Minutes

BYU BRIGHAM YOUNG UNIVERSITY 26 Minutes

provo AIRPORT 26 Minutes

DOWNTOWN PROVO 26 Minutes

DOWNTOWN SALT LAKE CITY 30 Minutes

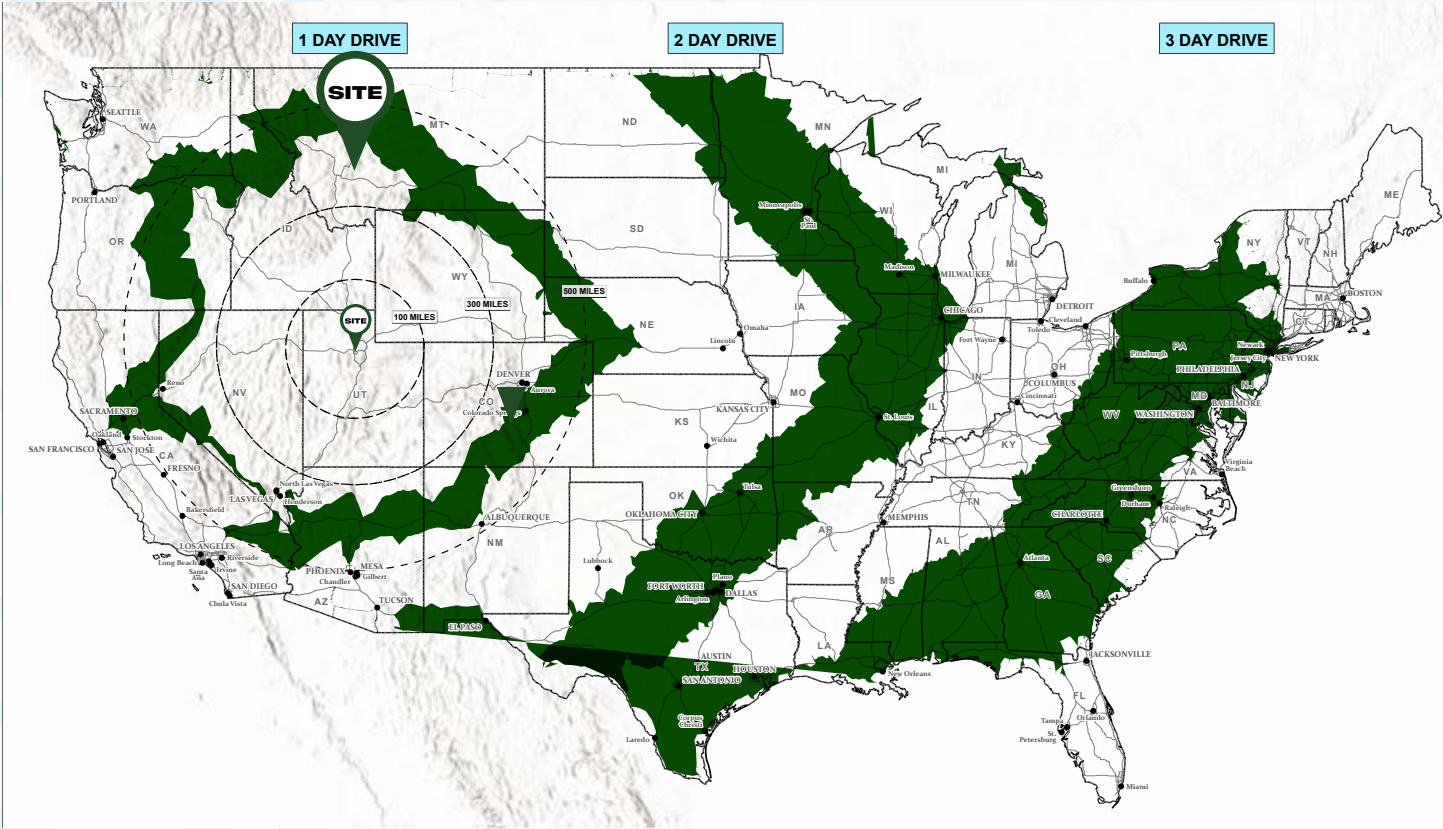
SIC INTERNATIONAL 35 Minutes

THE UNIVERSITY OF UTAH 35 Minutes

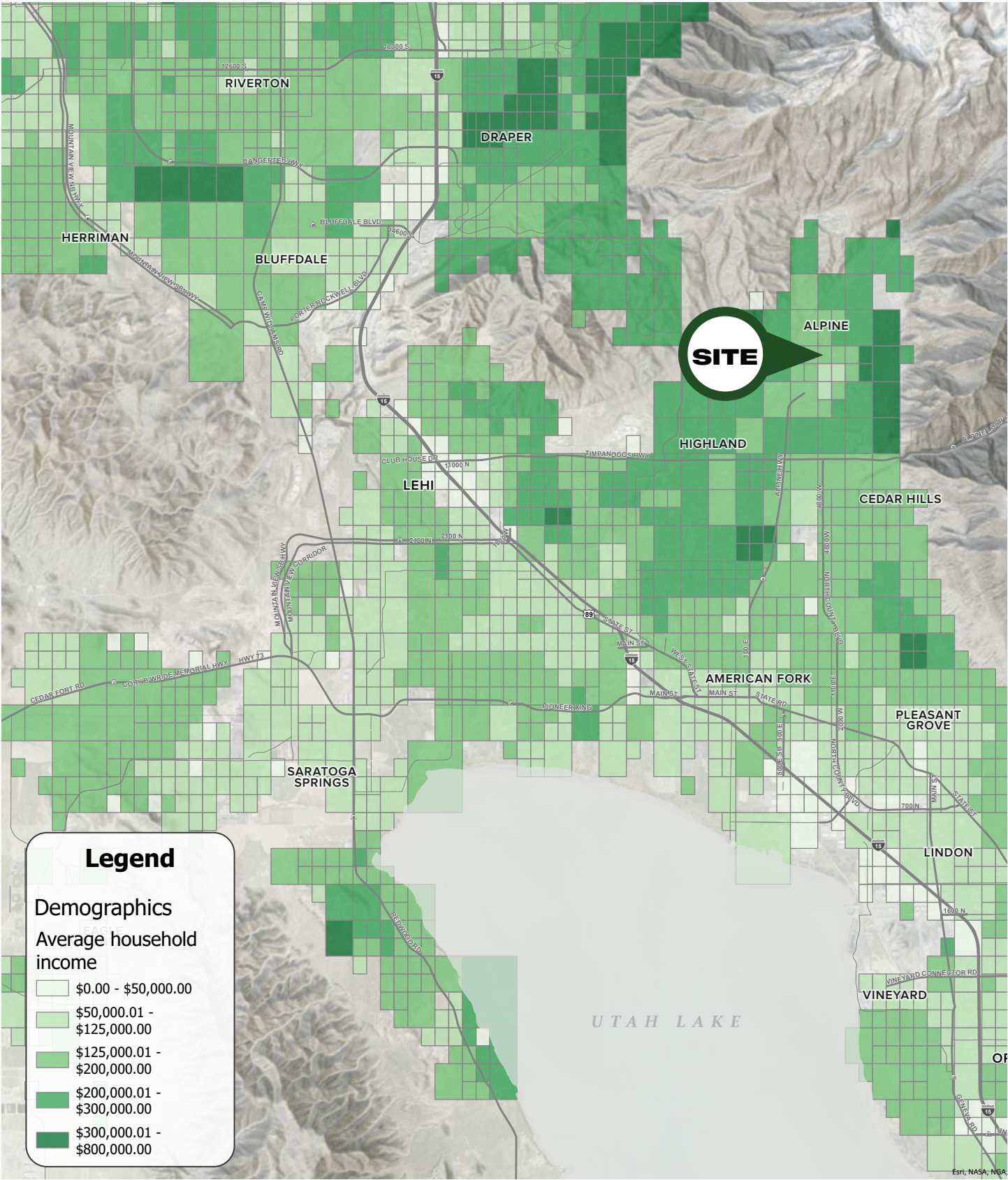
PARK CITY 60 Minutes

NATIONAL DRIVE TIMES

City	Ground Distance	Ground Time
Boise, ID	339 Miles	5 Hours
Las Vegas, NV	420 Miles	6 Hours
Reno, NV	516 Miles	7 Hours
Denver, CO	521 Miles	8 Hours
Phoenix, AZ	663 Miles	10 Hours
Los Angeles, CA	688 Miles	10 Hours
San Francisco, CA	735 Miles	11 Hours
San Diego, CA	750 Miles	11 Hours
Seattle, WA	840 Miles	12.5 Hours
Houston, TX	1,477 Miles	23 Hours



AVERAGE HOUSEHOLD INCOMES










Area Overview

5

KEY DEMOGRAPHICS

		1 Mile	3 Mile	5 Mile
	POPULATION	7,444	33,258	90,088
	AVG. HOUSEHOLD INCOME	\$201,040	\$212,106	\$196,137
	HOUSEHOLDS	2,036	8,551	23,226
	BUSINESSES	398	1,300	2,612
	DAYTIME POPULATION	1,951	6,185	15,050

AREA OVERVIEW

ALPINE OVERVIEW

Alpine is a city on the northeastern edge of Utah County, Utah. Alpine has been one of the many quickly-growing cities of Utah since the 1970s, especially in the 1990s. This city is thirty-two miles southeast of Salt Lake City. It is located on the slopes of the Wasatch Range north of Highland and American Fork. The west side of the city runs above the Wasatch Fault.

The area, which would one day become Alpine, was settled by William Wordsworth and several other homesteading families in the fall of 1850. The town was originally called Mountainville, and under the latter name settlement was first made in 1851. The city was renamed because the views from the elevated town site were compared to the Swiss Alps.

DEMOGRAPHICS REPORT

		1 mi ring		3 mi ring		5 mi ring	
Population	2023	7,444		33,258		90,088	
	2028	8,545		37,391		100,926	
	2010	6,615		26,268		68,957	
	2000	5,025	%	14,878	%	36,120	%
Households		2,036		8,551		23,226	
Average household size		3.65		3.88		3.87	
Household income	< \$25,000	225	11.1	434	5.1	1,117	4.8
	\$25,000 - \$49,999	235	11.5	677	7.9	1,864	8.0
	\$50,000 - \$74,999	159	7.8	837	9.8	2,497	10.8
	\$75,000 - \$99,999	177	8.7	795	9.3	2,657	11.4
	\$100,000+	1,239	60.9	5,808	67.9	15,092	65.0
Median household income		\$128,607		\$142,757		\$136,172	
Average household income		\$201,040		\$212,106		\$196,137	
Total employees		1,951		6,185		15,050	
Business establishments		398		1,300		2,612	
	Industrial	39	9.8	141	10.8	329	12.6
	Manufacturing	7	1.8	25	1.9	53	2.0
	Commercial	66	16.6	240	18.5	471	18.0
	Office	262	65.8	828	63.7	1,613	61.8
	Other	24	6.0	69	5.3	146	5.6
Race	White	6,739	90.5	29,801	89.6	79,309	88.0
	Black	28	0.4	156	0.5	523	0.6
	American Indian	14	0.2	66	0.2	226	0.3
	Asian & PI	115	1.5	628	1.9	2,351	2.6
	Other	547	7.3	2,606	7.8	7,679	8.5
Hispanic population		527		2,503		7,554	
Sex	Male	3,763	50.6	17,036	51.2	46,329	51.4
	Female	3,681	49.4	16,222	48.8	43,759	48.6
Median age		34.4		32.3		31.7	
Education	Population 25+	4,219	56.7	18,584	55.9	50,458	56.0
	No high school diploma	71	1.7	329	1.8	1,079	2.1
	High school graduate	430	10.2	1,569	8.4	5,265	10.4
	Some college	1,305	30.9	5,169	27.8	15,244	30.2
	College graduate	1,559	37.0	7,465	40.2	18,911	37.5
	Graduate/professional degree	854	20.2	4,052	21.8	9,959	19.7

The term 'Silicon Slopes' was coined by Domo founder Josh James to assert Utah's place next to the dominant tech sector of 'Silicon Valley' in California. It's loosely considered the area from Draper to Provo, where tech businesses are primarily located. Officially, Silicon Slopes is a 501(c)(3) nonprofit organization led by Utah tech and business leaders. It exists to empower the community to learn, connect and serve. As an organization, Silicon Slopes hosts an annual Global Tech & Business Summit as well as other events each year.

Utah has a long history of technology and innovation, dating back to the 1980's with WordPerfect and Novell. That began a culture of technology innovation in Utah, paving the way for companies like Qualtrics, Domo, Pluralsight, Vivint and Ominture to get their start here. Now, global giants like Adobe, eBay, Ancestry, Verisk Analytics, Amazon and Meta/Facebook have made the Silicon Slopes their home with local offices, facilities and data centers.

Source: Silicon Slopes, Salt Lake Magazine, Governor's Office of Economic Opportunity



4,000+ Tech Companies in Utah

UTAH CITY



UTAH CITY

Utah City is Vineyard, Utah's groundbreaking downtown development - a vibrant, sustainable and walkable mixed-use community. Spanning 700 acres along the picturesque eastern shore of Utah Lake, Utah City is set to redefine the future of urban living in the western United States.

Utah City is a commitment to push Utah forward. Offering a world-class experience, built sustainably and with a comprehensive quality of life in mind. At Utah City, nature and skiing are just steps away. With direct access to outdoor adventure and world-class ski resorts, Utah City is the ultimate destination for outdoor enthusiasts.

UTAH CITY HIGHLIGHTS

- The Vineyard FrontRunner Station opened in August 2022. Travel time is 12 minutes to Provo Central Station, 57 minutes to Salt Lake Central Station and 116 minutes to Ogden Station.
- Anchored by a planned \$300-million-dollar Huntsman Cancer Institute cancer treatment and research facility, bringing 2,000 high-paying jobs to the area.
- Bella's Market, a 40,000-square-foot custom concept grocery store, will be located at 800 North near the FrontRunner Station.
- Two million square feet of commercial space and one million square feet of retail space
- Five acres of waterfront shoreline on Utah Lake
- Utah Valley University owns 240 acres with plans to build a Vineyard campus

Source: utahcity.com, KSL, Utah Business, Utah Valley University



THE POINT

Widely recognized as one of the most important economic opportunities in state history, The Point consists of 600 acres of state-owned land that will be built into Utah's Innovation Community. The new community will foster innovation and technological advancement, provide parks and open space, support economic growth and enhance Utahns' quality of life.

The first phase of development will serve as a catalyst for the site. Located at the heart of the site, it is reflective of Utahns' vision. It includes a pedestrian-priority area, a Central Park, regional trail connections, transit-oriented development, a balanced mix of jobs, housing, retail, shopping, entertainment and so much more.

PHASE ONE PLAN

- **River to Range:** A 1.4-mile paved regional trail that will connect the Jordan River Parkway Trail to the west with the foothills of Draper's Corner Canyon to the east.
- **Taste of Place:** A go-to destination where Utahns can dine at a wide variety of indoor and outdoor restaurants.
- **The Promenade:** A mixed-use development along a people-focused Main Street.
- **Central Park:** A place that brings together urban living and outdoor recreation for Utahns and their families.
- **Innovation Row:** Provides the physical space for The Point Innovation District. It will include buildings integrated into Phase I development that will foster an innovation ecosystem that promotes human interactions, advances technological innovation, fosters a startup environment and facilitates meaningful relationships among universities, businesses and entrepreneurs.

Source: The Point Utah



With an average of 500 annual inches of Utah dry, powder snow, you can be assured you will find great snow conditions on some of the most challenging slopes in the world at any of the 15 ski areas. Whether you like deep fluffy powder or nicely groomed slopes, Utah has it.

The majority of the resorts are located within one hour of the Salt Lake City International Airport. Brian Head, in Southern Utah, is just 2.5 hours from Las Vegas. You can arrive in the morning and ski the afternoon. Most resorts have ski-in, ski-out accommodations so you can make best use of your vacation time. Stay at one resort (with ski-in, ski-out you never have to leave), or resort hop and ski several in one trip.

Great access to Utah's parks and outdoors begins within 30 minutes of the Salt Lake City Airport in Northern Utah, which includes national forests and monuments that cross high-alpine adventure, tranquil lakes, mountain ranges and hidden caverns.

Utah's golf courses are famous for their scenery, conditions, and variety. In every corner of the state, golf retreats offer spectacular surroundings at affordable prices. The cool Alpine greens of golf courses in Heber Valley and Park City provide a perfect summer escape, while the many courses near St. George are popular in both summer and winter months for year-round golf in Utah.

Sources: Utah Office of Tourism, Utah.com



6

Why Utah?

UTAH AT A GLANCE

Utah has a tradition of entrepreneurship, a vibrant business-friendly environment, a robust education system, and a collaborative culture fostering innovation and collaboration. The quality of life, outdoor recreational opportunities, and relatively lower cost of living compared to other metropolitan areas has played a role in attracting talent and businesses to the area. The collaboration between business, labor, and government is among the reasons why Utah consistently ranks among the best states to do business.

#1 **ECONOMY RANKED #1 IN THE US**
Source: U.S News

#1 **STATE IN 2023**
Source: US News & World Reports Best States 2023

#1 **FASTEST GROWING POPULATION**
Source: U.S. Census Bureau, 2021

#1 **MOST DIVERSE ECONOMY IN THE NATION**
Source: Hachman Index, 2021

#2 **IN OVERALL GROWTH**
Source: USA News

#3 **IN EMPLOYMENT**
Source: Business.org

#7 **IN BUSINESS ENVIRONMENTS**
Source: U.S News

UTAH BY THE NUMBERS

UTAH POPULATION

2025 Population	3.51 M
2030 Projected Population	3.64 M
2025 Households	3.4 M
2030 Projected Households	3.5 M

UTAH INCOME

2025 Average Household Income	\$128,820
2025 Median Household Income	\$97,100

UTAH RACE & ETHNICITY

African American or Black Population	63,206	1.9%
American Indian or Alaska Native Population	29,064	0.9%
Asian Population	113,635	3.3%
Hawaiian or Pacific Island Population	28,397	0.8%
Hispanic Population	173,309	17.9%
Multi Race Population	259,750	7.6%
White Population	2,720,000	79.9%
Other Race Population	189,893	5.6%

UTAHS TOP EMPLOYERS



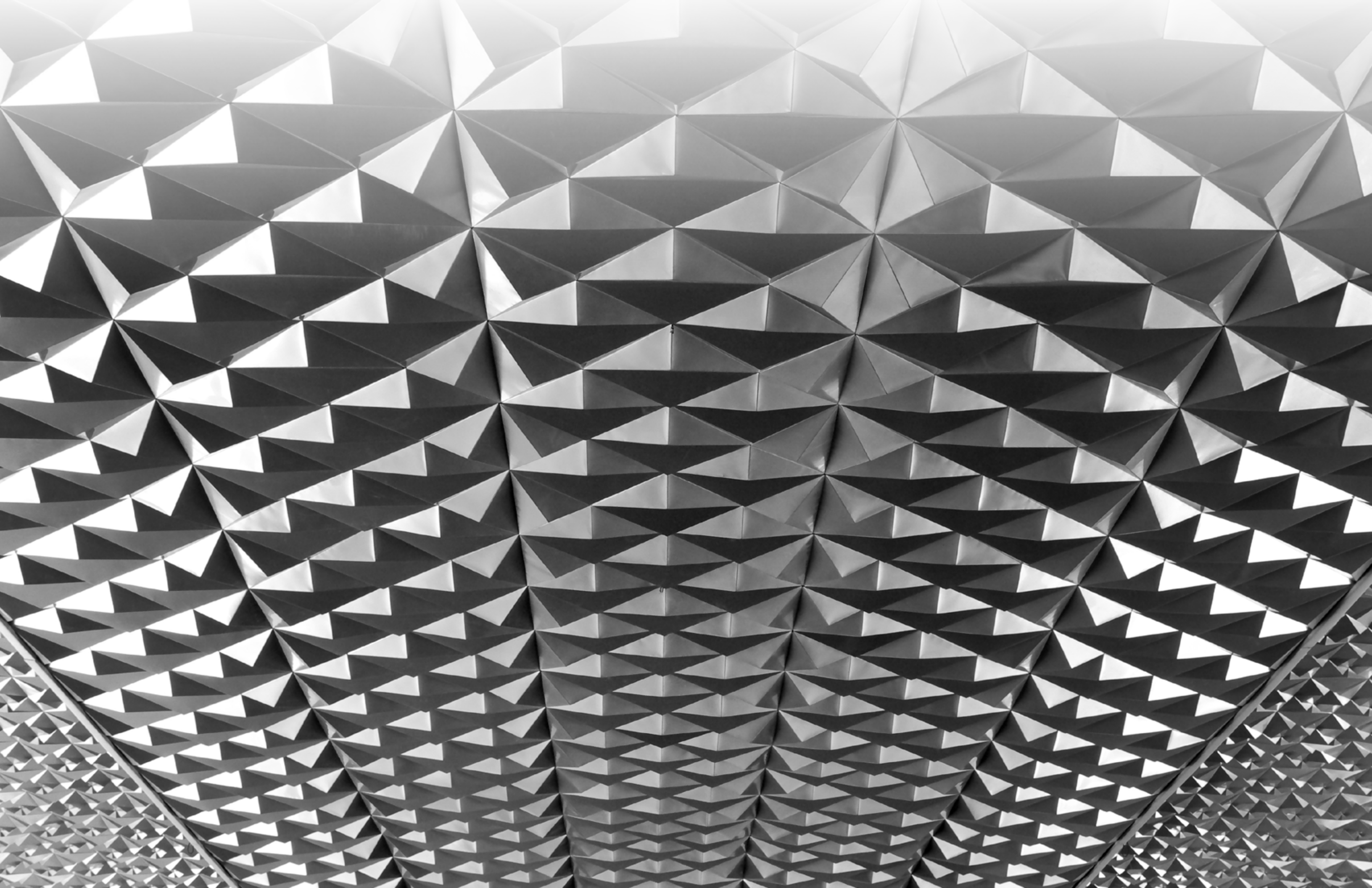
ECONOMIC OVERVIEW

Since 2010, Forbes has consistently ranked Utah as one of the top five “Best States for Business.” The state benefits from light regulation and energy costs that are 23% below the national average. Employment expanded 3.1% year-over-year, making the state the national leader for job growth. Utah has been a tech destination for years, with companies such as eBay, Oracle, Microsoft, Twitter, Facebook and Amazon building up a heavy presence in the state as a low-cost alternative to California. Today, there are over 7,000 tech and life sciences companies located in Utah. Venture capital firms invested \$1.1 billion in Utah in 2019—more than three times the average investment over the past four years. From the end of the great recession in 2009, venture capital investment in Utah companies has grown by 500%, nearly double the national growth rate. The number of deals per year has also more than doubled in the same time period.

Utah’s economic performance is impressive on many levels and speaks to the State’s ability to compete in global markets and attract new business. Companies that have recently expanded within or entered Utah include Adobe, Ebay, Amazon, Goldman Sachs, Fidelity and Twitter. This tenant migration has had a notable impact on the region’s unemployment rate, which at 2.4% (February 2023) is the fourth-lowest rate in the U.S.

LIFESTYLE

Both the state of Utah and Salt Lake City have been cited by virtually every prestigious publication as one of the top destinations in the nation to live, work and play. Life in Utah offers an ideal mix: job opportunities, low cost of living, low crime rates, affordable higher education, top-notch health care, and cultural diversity. Best of all, Salt Lake City offers a side-by-side mix of outdoor recreation and urban entertainment. Outside magazine ranked Salt Lake City as one of the “Best Place to Live” in 2014. Outside also named Salt Lake City among America’s “10 Best Big Cities for Active Families” for its commitment to open space, smart solutions to sprawl and gridlock, can-do community spirit, and an active embrace for an adventurous life.





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