



WEST VALLEY

LOGISTICS CENTER 2

6832 West 2100 South | West Valley City | Utah 84128



BUILDING 2 - AVAILABLE FOR IMMEDIATE OCCUPANCY!

Exclusively Marketed by:

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 **Principal**
Asset ManagementSM

 **SANSONE**
group

 **Colliers**

Property Highlights

- State of the Art, Class A mid-box construction
- Within a rapidly growing area of West Highway 201

Unbeatable Location

- Access to all major highways via the less congested 7200 West interchange
- Large employment base in close proximity
- Close proximity to the Union Pacific Intermodal Hub that provides direct access to all western sea ports
- Near all major interstate trucking routes
- Just west of the Mountain View Corridor expansion, expected to be complete by 2020
- Within a 12-hour drive of over 61 million people



DESTINATION

DRIVE TIME

MILES

UNION PACIFIC INTERMODAL HUB	8 MINUTES	3.5 MILES
SALT LAKE CITY INTERNATIONAL AIRPORT	12 MINUTES	8 MILES
DOWNTOWN SALT LAKE CITY	14 MINUTES	12 MILES
THE UNIVERSITY OF UTAH	20 MINUTES	14 MILES
SILICON SLOPES	18 MINUTES	17 MILES





1 BUILDING:
~198,000 SF TOTAL



CLASS A
CONSTRUCTION

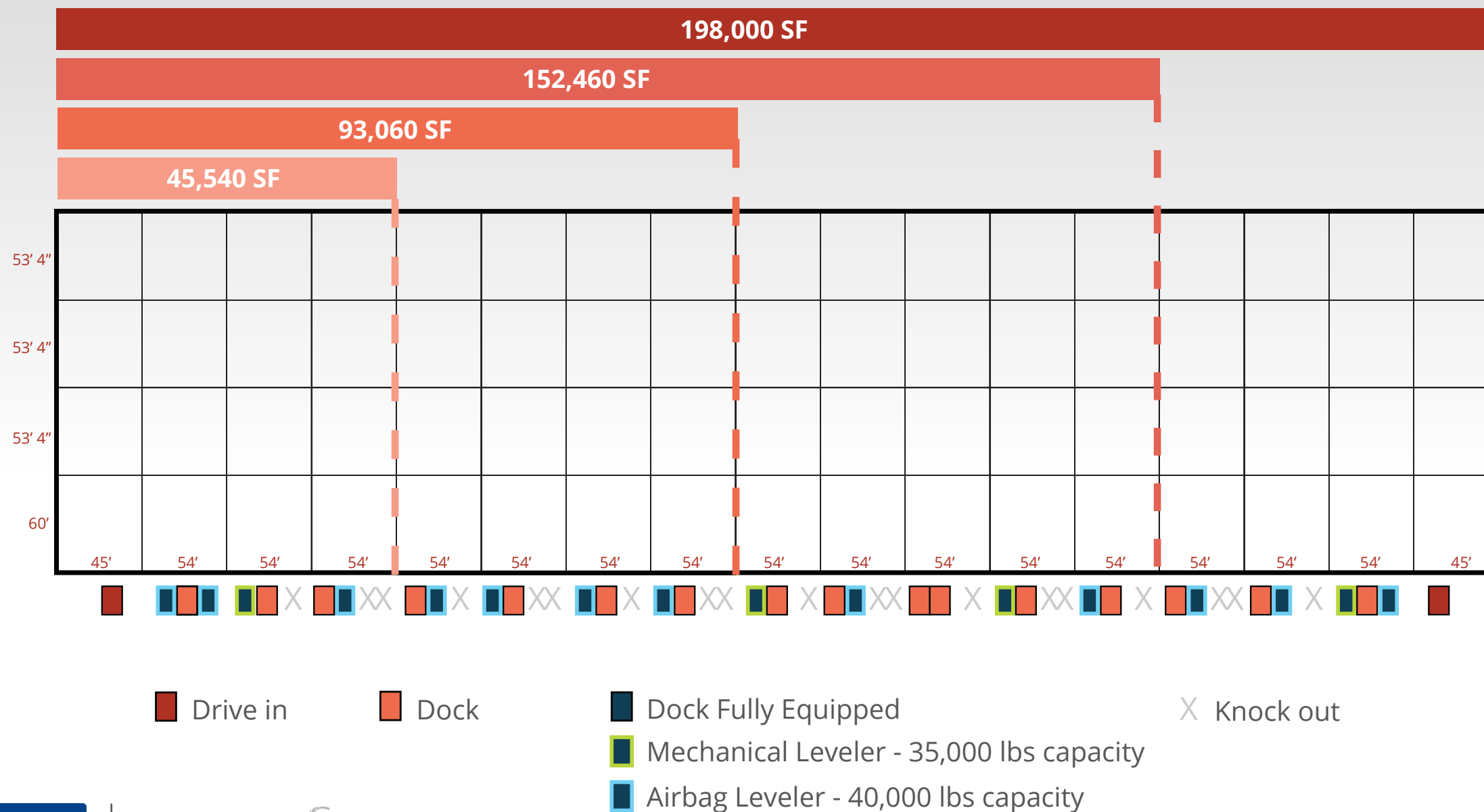


LARGE
EMPLOYMENT BASE



NEAR MAJOR
TRUCKING ROUTES

Full Building Available with Various Options to Demise (As Low as 45,540 SF)



Building 2 - Highlights

- 198,000 SF available
- Lot size: 11.9 acres
- Building Depth: 220'
- Typical Column Spacing: 54' x 53' 4" (54' x 60' speed bays)
- Divisible to: Approx. 45,000 SF
- Clear Height: 32'
- Loading Docks: Thirty-two (32) docks (9'x10' doors, with knock outs for 28 additional doors) 16 Docks fully equipped (4 mechanical levelers with dock lights, 12 airbag levelers)
- Drive-in Doors: Two (2) doors (12'x14' electrically operated with vision lite on each)
- Truck Court: Overall depth of 150', with 60' concrete apron
- Fire Suppression: State of the art ESFR
- Power: 2,500 Amps, 3 phase 277, 480V
- Car Parking: 216 spaces



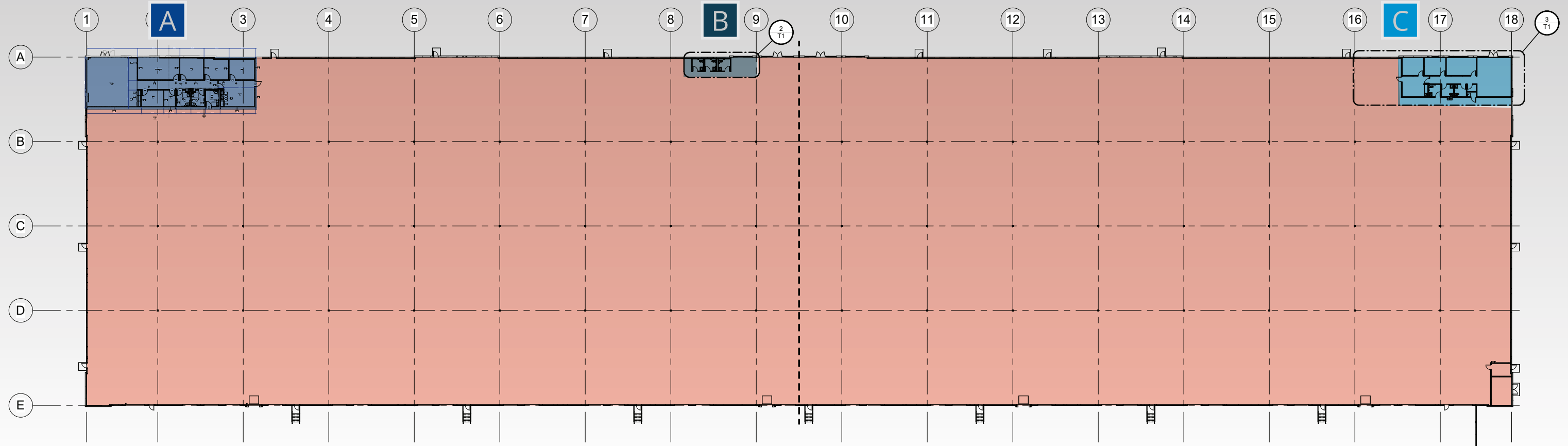
CLASS A
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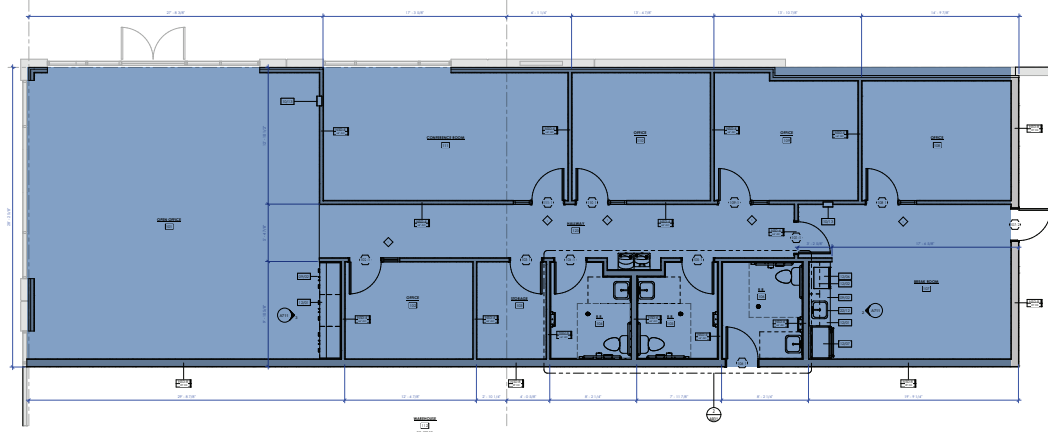
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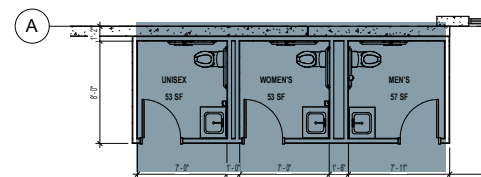
NEAR MAJOR
TRUCKING ROUTES



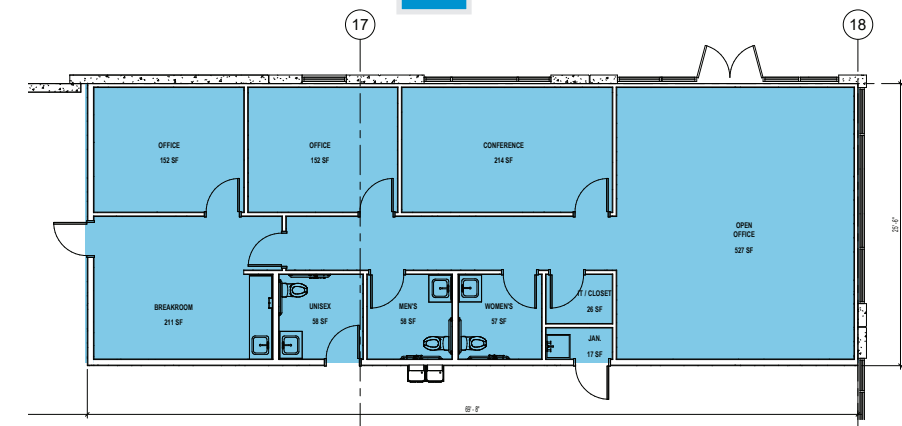
A 2,630 SF OFFICE

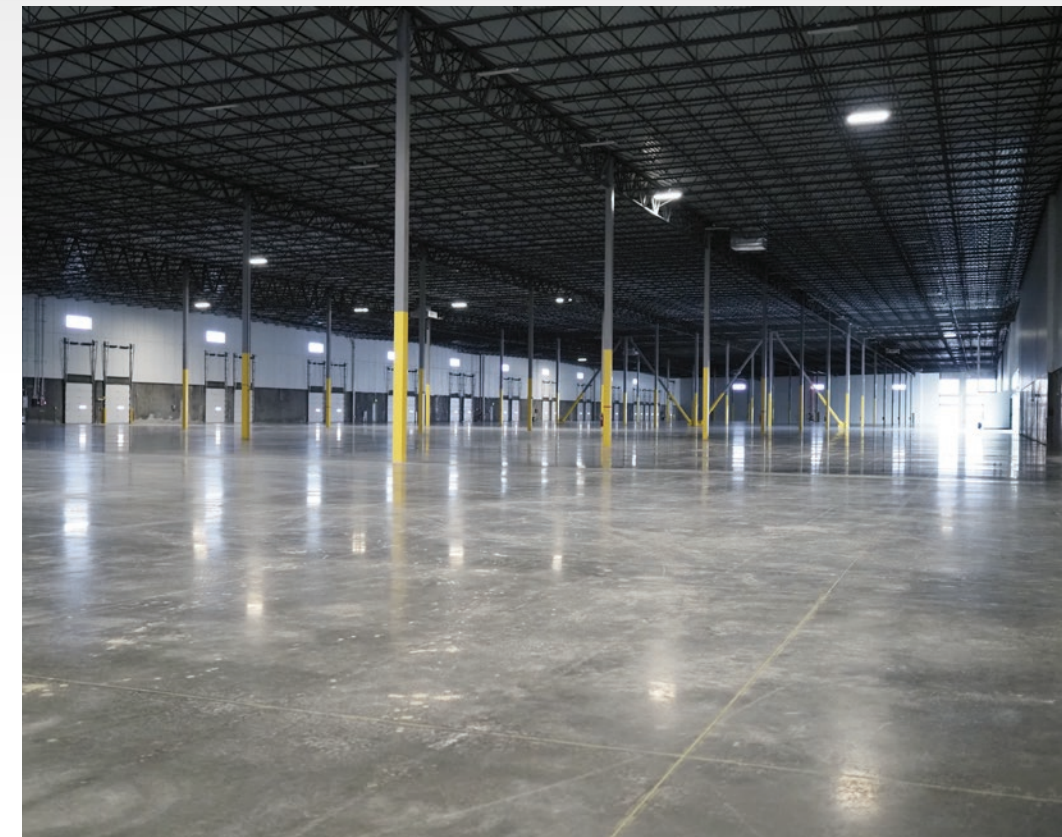


B



C 1,750 SF OFFICE





State and Local Incentives



ECONOMIC DEVELOPMENT TAX INCREMENT FINANCING (EDTIF) IN PLACE

The EDTIF tax credit is a post-performance, refundable tax credit rebate for up to 30% of new state revenues (sales, corporate, and withholding taxes paid to the state) over the life of the project (typically 5-10 years). It is available to companies seeking relocation and expansion of operations to the State of Utah who are looking to add at least 50 jobs with annual wages of at least 110% of county average annual wages, have demonstrated company stability and profitability, and have demonstrated competition with other locations. Companies must also obtain commitment from the local government to provide local incentives.



INDUSTRIAL ASSISTANCE FUND (IAF)

The Industrial Assistance Fund is a post-performance grant for the creation of high-paying jobs in Utah. Companies are required to obtain commitment from local government to provide local incentives, create new high-paying jobs in the state (at least 50 jobs and at least 110% of county average annual wages), demonstrate company stability and profitability, and demonstrate competition with other locations.



CUSTOM FIT TRAINING

Custom Fit Training is a partnership between the Utah Colleges of Applied Technology and other select sister institutions across the state, and the local business community. Its mission is to provide customized employee training to businesses at an affordable cost. The Utah State Legislature appropriates funds each year as an investment in custom fit training.



TAX INCREMENT FINANCING (TIF) IN PLACE

Cities and counties may award incentives to companies locating in Economic Development Areas (EDA), Urban Renewal Areas (URA) or Community Development Areas (CDA). The city or county determines EDA/URA/CDA areas on a local level. Incentive dollars are generated through the creation of new "property tax increment" that a development will generate. When a company constructs a new building, for example, its property tax increment is the result of the assessed value of the building multiplied by the property tax rate. In an EDA or URA, all public entities entitled to property tax agree to rebate their increment back to the new development for a specified period of time to incent the development to occur. In a CDA, public entities must opt-in on a property tax rebate if they see fit. Incentives are awarded as a percentage of the tax increment created by the development.

- EDAs are intended for development on land sites that will result in the value-added creation of jobs. There is no requirement for blight in an EDA and the property can be vacant or partially improved land.
- URAs are blighted areas that require local assistance to reasonably justify any type of economic renewal.
- CDAs are intended to undertake any economic or community development purpose of the city, including job growth or retail sales.



REVOLVING LOAN FUNDS (RLFS)

Numerous RLF programs have been established in the state to promote economic development within Utah. RLFs are a gap financing measure used primarily for development and expansion of small businesses. Communities in Utah offer RLFs to provide access to a flexible source of capital to be used in combination with more conventional sources. Often RLFs act as a bridge between the amount a borrower can obtain through private market funding and the amount needed to start or sustain a business. RLFs issue loans at competitive market rates. Durations and loan amounts vary according to the use of funds.



FUTURE MOUNTAIN VIEW CORRIDOR EXPANSION

Reddaway	Core-Mark	KOMATSU
YESCO	UNION PACIFIC	KÜHL
ARUP LABORATORIES	FedEx SmartPost	HoneyBucket
HONNEN EQUIPMENT	MiaFields	overstock
Shred-it	PCA	Black Diamond
LAND AIR EXPRESS	BIMBO	Malt-O-Meal Company
		ASPEN LOGISTICS

California Ave

154

WEST VALLEY
LOGISTICS CENTER 2

enlinx **SKF** **VISIBLE** SUPPLY CHAIN MGMT
SealMaster **Mountain West Truck Center**
PULL-N-SAVE **AMERICAN EAGLE** **KILGORE**
USED AUTO & TRUCK PARTS



Geibrey Trucking

201

C.R. England

XPO Logistics

amazon

Johnson Controls

201

7200 W

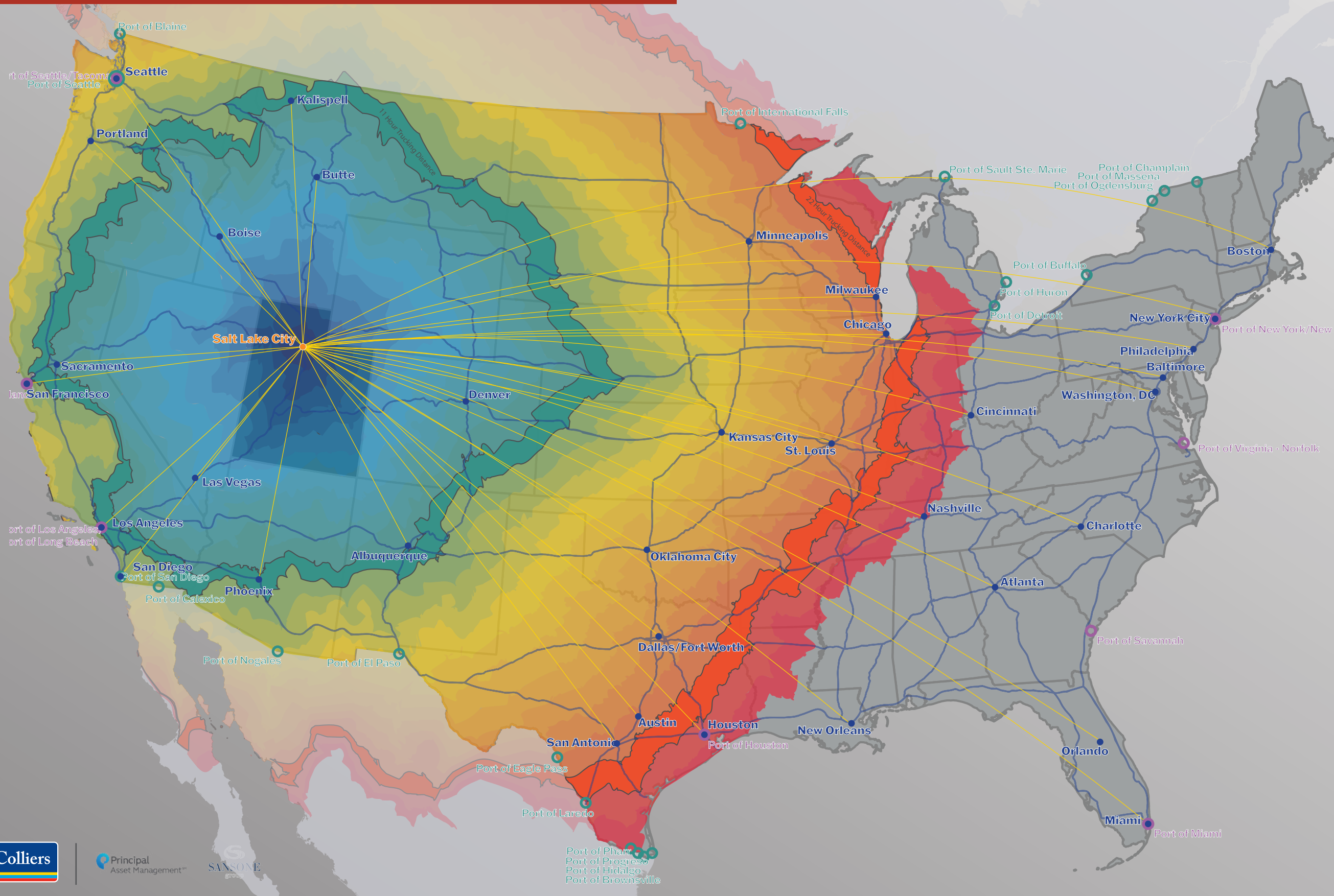
WEST VALLEY
LOGISTICS CENTER 3 & 4

5600 W

Parkway Blvd

MOUNTAIN VIEW CORRIDOR UNDER CONSTRUCTION

CROSSROADS OF THE WEST - TRUCKING & DIRECT FLIGHTS



Crossroads of the West National Trucking Drive Times

Centered around Salt Lake City, this map illustrates the Utah's pivotal position as North America's logistics center. Hourly trucking drive time buffers showcase its accessibility within 24 hours, while highlighting direct domestic flight connections and key trade nearshore and sea ports.

TRANSPORTATION
 Interstates
 Direct Daily Domestic Flights

POINTS
 Major Cities
 Major Seaports
 Major Nearshore Ports

TRUCKING DRIVE BUFFERS





Downtown Salt Lake City

Why Utah?



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 (2020)

3.34M
Population

1.05M
Households

3.13
Average Household Size

Utah's Income Factors (2020)

\$73.0K
Median Household Income

\$92.6K
Average Household Income

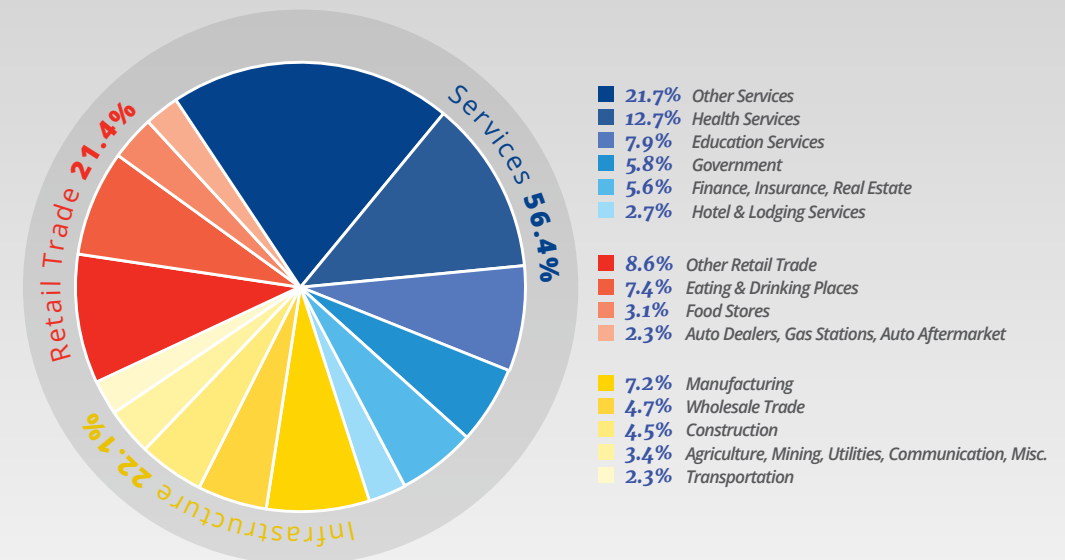
\$29.2K
Per Capita Income



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 in Numbers (2020)

1.27M
Total Employees



54.4%
Services



22.6%
Retail Trade



23.0%
Infrastructure

Utah's Workforce



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 nations fastest airports for curb-to-plane-time. The airport has direct, daily flights to the 19 busiest airports in the U.S.



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.



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).



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 3 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.



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.





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.

Top Manufacturing Employers in Utah

 #32 Largest employer in Utah by number of employees (2020) The world's largest automotive safety supplier (such as airbags, seat belts, steering wheels, etc.) with sales to all major car manufacturers Significant manufacturing operations in Weber and Box Elder Counties	 #50 Largest employer in Utah by number of employees (2020) Leading manufacturer and marketer of disposable medical devices, particularly in cardiology, radiology, oncology, critical care and endoscopy. Headquartered in South Jordan, Utah	 #51 Largest employer in Utah by number of employees (2020) Lifetime Products is a leading producer of plastic and metal products such as folding tables, chairs, and basketball hoops. Headquartered in Clearfield, Utah
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 One of Procter & Gamble's newest manufacturing sites built in 2011, is located in Box Elder County, which produces paper consumer products (Bounty Paper Towels, Charmin Toilet Paper, and others) \$500 million expansion to the facility over coming years was recently announced, and will also add up to 200 more jobs	 Manufacturer and supplier of irrigation products for residential and commercial markets, in business since 1986. Orbit distributes over 2,000 products to 40 countries on five continents. Headquartered in Bountiful, Utah
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Approximately
4.3k
Manufacturing
Businesses in Utah
(Utah Manufacturers Association)

Manufacturing Employs
Nearly
9%
of Utah's Workforce
(ESRI BAO)

Utah Had Nearly
144k
Jobs in Manufacturing in
2021
(Utah Department of Workforce
Services)

Medical Equipment &
Supplies Manufacturing
in Utah Increased by
27%
Over 5 years: 2011-2016
(Economic Development Corporation
of Utah)

amazon

#17 Largest employer in Utah by number of employees (2020)

In 2018 Amazon began shipping and receiving packages from a new 855,000 SF fulfillment center in Salt Lake City's Northwest Quadrant. The fulfillment center employs around 1,500 workers.



#23 Largest employer in Utah by number of employees (2020)

UPS chose Salt Lake City's Northwest Quadrant for their 840,000 SF Regional Hub due to its proximity to the Salt Lake City International Airport and Utah's strategic one-day and two-day trucking routes



C.R. England
C.R. England is one of the largest refrigerated trucking companies in the world. Headquartered in West Valley City, Utah



Swift Transportation operates nearly 20,000 trucks and has a network that has grown to over forty full service facilities in both the continental United States and Mexico.



Sinclair Trucking provides delivery services and offers businesses a distribution network for a variety of products, including gasoline, diesel, jet fuel, fuel oils, LPGs, and asphalt.



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)

Logistics & Distribution

Northwest Quadrant

Growth Forecast for SLC's Northwest Quadrant

The Northwest Quadrant is an incredible economic and job creation opportunity for Salt Lake City and will further secure its reputation as a worldwide business hub. The Northwest Quadrant has already attracted some major employers to the area.

- The Northwest Quadrant is where the new state prison will be located, expected to be complete by 2020. Development is connected to prison's time-line to maximize available state financing when the state builds the needed infrastructure for the new prison.
- The area shows further economic promise with the establishment of an inland port authority. During the 2018 Legislative session, the Utah State Legislature passed a bill to create an inland port authority.
- Additionally, companies like RC Willey, Sephora, Costco Wholesale, Dannon, O'Reilly Auto Parts, HunterDouglas, 1-800-Contacts and The Church of Jesus Christ of Latter-Day Saints already operate distribution centers in the Northwest Quadrant.

Employers in Salt Lake City's Northwest Quadrant



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A home furnishings company with 10 stores in Utah, Idaho, Nevada and California. Founded in 1932 in Syracuse, Utah. RC Willey specializes in furniture, electronics, home appliances, mattresses, and flooring.

In 1995, the holding company Berkshire Hathaway bought RC Willey in a deal with Warren Buffett.

Headquartered in Salt Lake City, Utah



Post Consumer Brands is a cereal manufacturer that operates a 901,000 SF distribution facility in the Northwest Quadrant of Salt Lake City.

Some of its most renowned cereal products include; Grape-Nuts, Honeycomb, Malt-O-Meal and Honey Bunches of Oats.



Biomerics is a provider of innovative polymer solutions for the medical device and biotech industries. A manufacturer specialized in the design, development, and production of medical devices for diagnostic and interventional procedures.

Headquartered in Salt Lake City, Utah



Swiss train manufacturer, Stadler Rail has selected Salt Lake City's Northwest Quadrant as the site for its first permanent US manufacturing plant. The company estimates that the expansion into Utah will create up to 1,000 jobs over the next 15 years

SALT LAKE CITY THE NORTHWEST QUADRANT OVERVIEW & DEVELOPMENT

This map highlights the industrial activity centered around the Northwest Quadrant area of Salt Lake City. The future Inland Port, industrial development, major companies, and transportation access are shown.

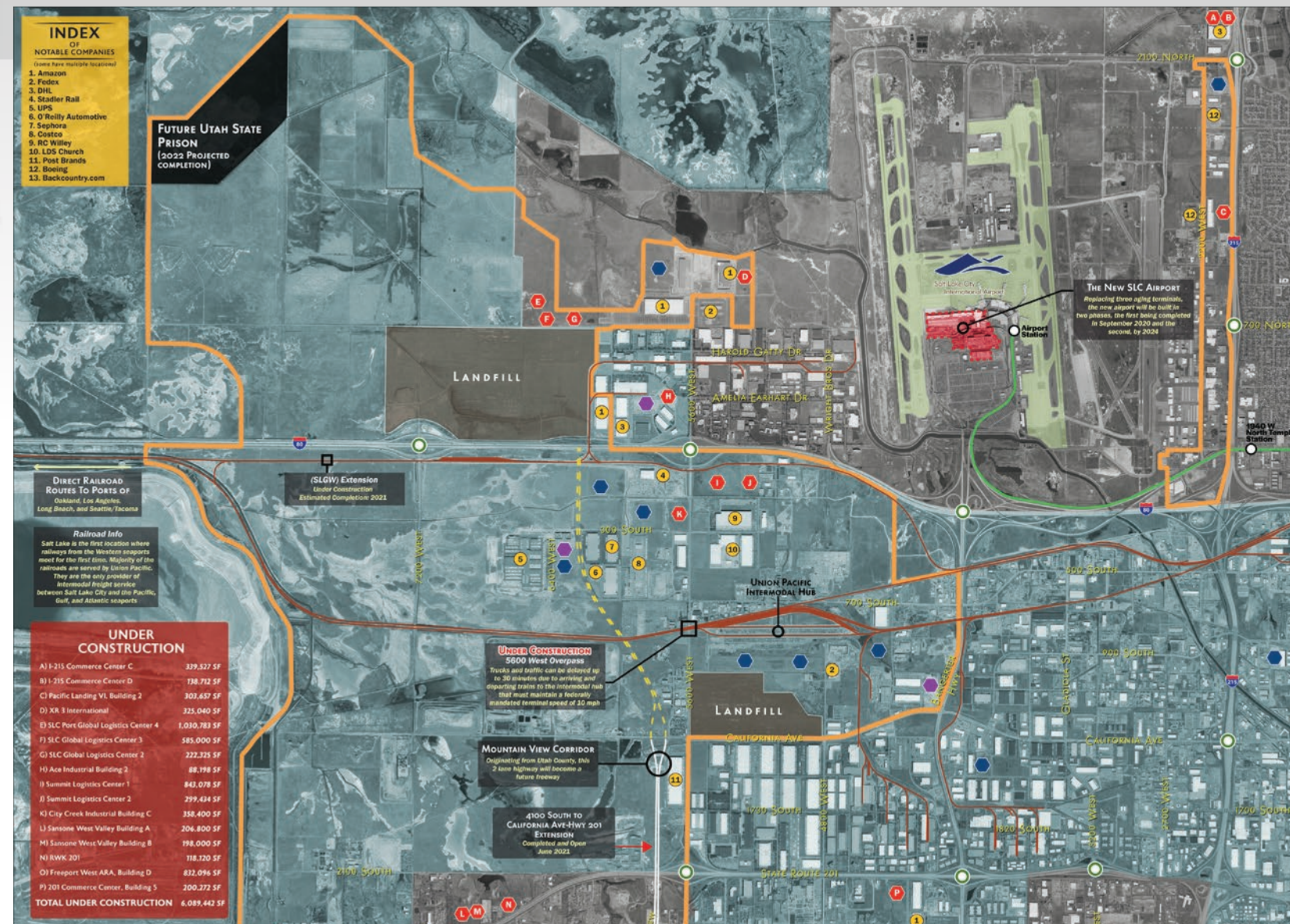
MAP SYMBOLS

- LABELS**
STREET NAME
- POINTS**
 ● Interstate Access
 ○ TRAX Station
 ○ Place of Interest or Landmark
 ● Under Construction
 ● Planned
 ● Recently Completed
 ● Notable Company

- TRANSPORTATION**
 — Mass Transit Line
 — Freight Rail Lines
 - - - Future Mountain View Corridor Expansion

BOUNDARIES

- Opportunity Zone
 ■ Salt Lake International Airport
 ■ Future State Prison
 ■ Landfill
 ■ Inland Port Boundary



Salt Lake City's Northwest Quadrant has **3,800 Acres** of Developable Land (Redevelopment Agency of Salt Lake City)

There are Approximately **60,000k+ Jobs** Within and Surrounding the Northwest Quadrant (Salt Lake City - Northwest Quadrant Master Plan)