

west creek

BUSINESS PARK

Building 1 Under Construction | Building 2 Pre-Leased

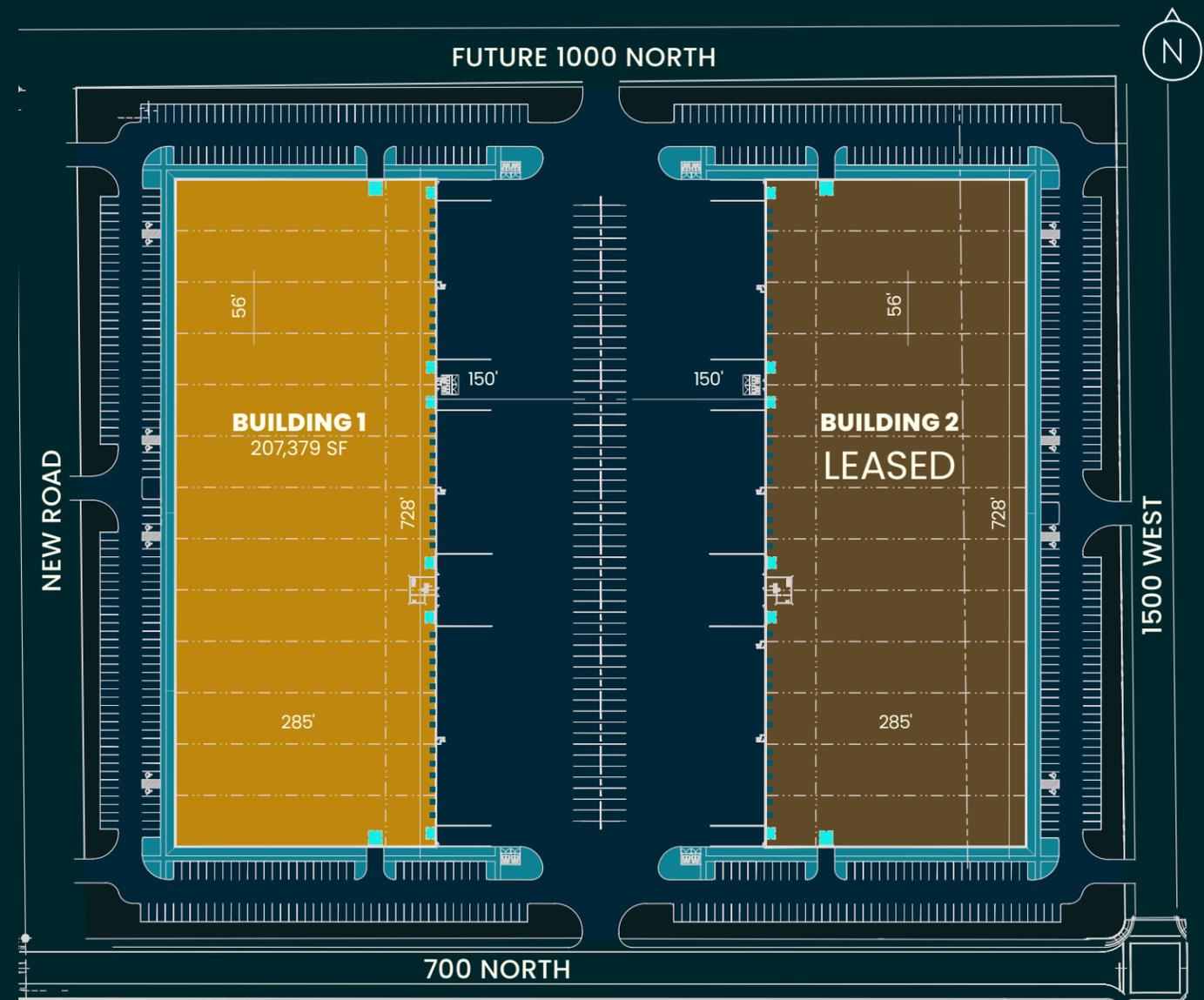


770 North 1700 West | Marriott-Slaterville, UT 84404



Building One | Under Construction

Building Size	± 207,379 Square Feet
Available	± 207,379 Square Feet
Office	Build-to-Suit
Divisible	± 31,582 Square Feet
Dock High Doors ■	Thirty-Five (35) 9' x 10'
Grade Level Doors ■	Six (6) 14' x 16'
Clear Height	32'
Fire Suppression	ESFR
Staging Area	61' Speed Bay
Column Spacing	56' X 56'
Parking	298 Auto 56 Trailer (Shared)
Power	3,000 Amp, 277/480v, 3-Phase
Zoning	ITZ (Institutional & Technology Zone)





Great Marriott-Slaterville Location!

west creek

BUSINESS PARK



Weber County

Weber County has become a leading business hub thanks to low operating costs, affordable housing, and a highly educated workforce. Its strategic location, deep labor pool, and steady population growth are attracting industries such as aerospace and defense, outdoor products, life sciences, and more.

Located along the Wasatch Front, the area is complimented by strong labor and population growth — outpacing the national average by over 16% the area continues to grow at a high rate.

Travel Times



Located just 3 minutes from I-15 and 2 minutes from Highway 89.



Less than 10 miles north of downtown Ogden, and under 45 miles from downtown SLC.



An ideal location with great visibility from I-15.



West Creek: The Place for Business

- Location**
 The park's strategic location provides vital logistics connectivity—direct access to I-15 and I-84, proximity to regional and international airports, and service by Union Pacific rail lines—supporting local and regional distribution as well as heavy manufacturing freight
- Labor**
 The region benefits from a skilled workforce pipeline driven by Weber State University and Ogden Weber Technical College



<p>Job Growth</p> <p>Utah 1.5% National 0.5%</p>	<p>Population Growth</p> <p>Utah 1.3% National 0.5%</p>	<p>Median Wage</p> <p>Utah \$61,269 National \$59,228</p>	<p>Median Age</p> <p>Utah 32.4 National 39.2</p>
<p>Educated Workforce with Bachelor's Degrees</p> <p>Utah 35.4% National 33.7</p>	<p>Unemployment</p> <p>Utah 3.6% National 4.4%</p>	<p>Labor Force Participation</p> <p>Utah 67.6% National 62.4%</p>	<p>Industrial Tax Rates</p> <p>Utah 4.5% Federal 21.0%</p>



#1

For the Third Year in a Row in 2025

The Best States rankings by U.S. News draw on thousands of datapoints to measure how well states are performing for their citizens. In addition to health care and education, the rankings take into account a state's economy; its roads, bridges, internet and other infrastructure; its public safety; its natural environment; the fiscal stability of state government; and the opportunity it affords its residents.



#1

Cheapest State to Start a Business 2025

The cheapest U.S. state for starting a new business in 2025 is Utah, according to Simplify LLC, which ranked every state based on affordability for businesses. The range of factors it considered included basic business costs, like corporate income tax rates and business filing fees, along with the cost and availability of workers, average costs of commercial rent and utilities, and the overall health of each state's business environment.



#2

Best State to Start a Business
#9 Best State to Live - 2025



#1

Utah ranked No. 1 for the 18th year in a row
Rich States Poor States - April 2025



#1

Ogden ranked - 2025 Best Performing Cities across the U.S.

Utah Fun Facts

1

Utah is a hub to all major western cities and states, as well as a central point for distribution between the Canada and Mexico borders. Two major interstates (I-80 and I-15) and all three major rail lines leaving Seattle, San Francisco, and Los Angeles ports meet in Salt Lake City.

2

Utah ranks well across business costs compared to regional competitor states. Utah has a favorable tax climate—ranked 8th best in the nation—and has low utility and real estate costs. Utah also has a business friendly government and has eliminated or modified nearly 400 business regulations since 2011 to ease

3

the burdens placed on businesses. Utah's Manufacturing and Distribution industry has experienced employment growth of over 15% over the past five years. Within the industry, Warehousing and Storage increased by 44%.

Source: EDC Utah

Distribution In Utah



1,400 Miles of railroad track



695 Million pounds of air cargo & freight annually



43,155 Miles of highways and roads



For more information, contact:



Accelerating success.

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