



Lakeview

BUSINESS PARK

State Of The Art Business Park Development

Permitted Uses Include

Manufacturing, Warehouse/
Distribution, Research &
Development, Data Center

800 Acres Rail Served, Rail
Service within 500 Feet of the
Park

Build-To-Suit

Speculative Development

Land For Sale

THE
ROMNEY GROUP



Colliers

1,700 Acres Business Park **Grantsville, Utah**

Salt Lake City metro area's newest 1,700-acre business park located in Grantsville, a suburb of Salt Lake City, Utah. Grantsville offers a high-quality local labor force expanding into the west side of Salt Lake City, with a reverse commute. Our business park provides the local community an opportunity for quality employment much closer to home.

Development Location

- **Direct access** to I-80 via Midvalley Highway and nonstop access to I-15 via I-80.
- **Located adjacent** to the Utah Motorsports Campus, Tooele Fairgrounds, and Deseret Peak Complex
- **Strong local workforce with nearly 80% commuting daily** to Salt Lake Valley who would have the opportunity to work closer to home
- **Business Minded, Value Driven** community who values community partnerships

Midvalley Highway Provides

- **5 minute drive** to I-80
- **20 minute drive** to Salt Lake International Airport
- **20 minute drive** to Union Pacific Intermodal Hub
- **30 minute drive** to Salt Lake City's Central Business District (CBD)
- **32 minute drive** to Eagle Mountain





Lakeview

BUSINESS PARK



Master Planned Development

- **State-of-the-Art**
Design and Construction
- **Manufacturing**, Distribution,
Research and Development
- **Dedicated Power Substation**
underway
- **Zoned M-G**
(General Manufacturing)
- **Designated Union Pacific**
Focus Site
- **Rail Service** by Union Pacific
- type 1 provider Savage
Industries short line provider
- **CC&R's** in place

Conceptual Master Plan

Building Site Plan

LEGEND

Conceptual Building

Off Market

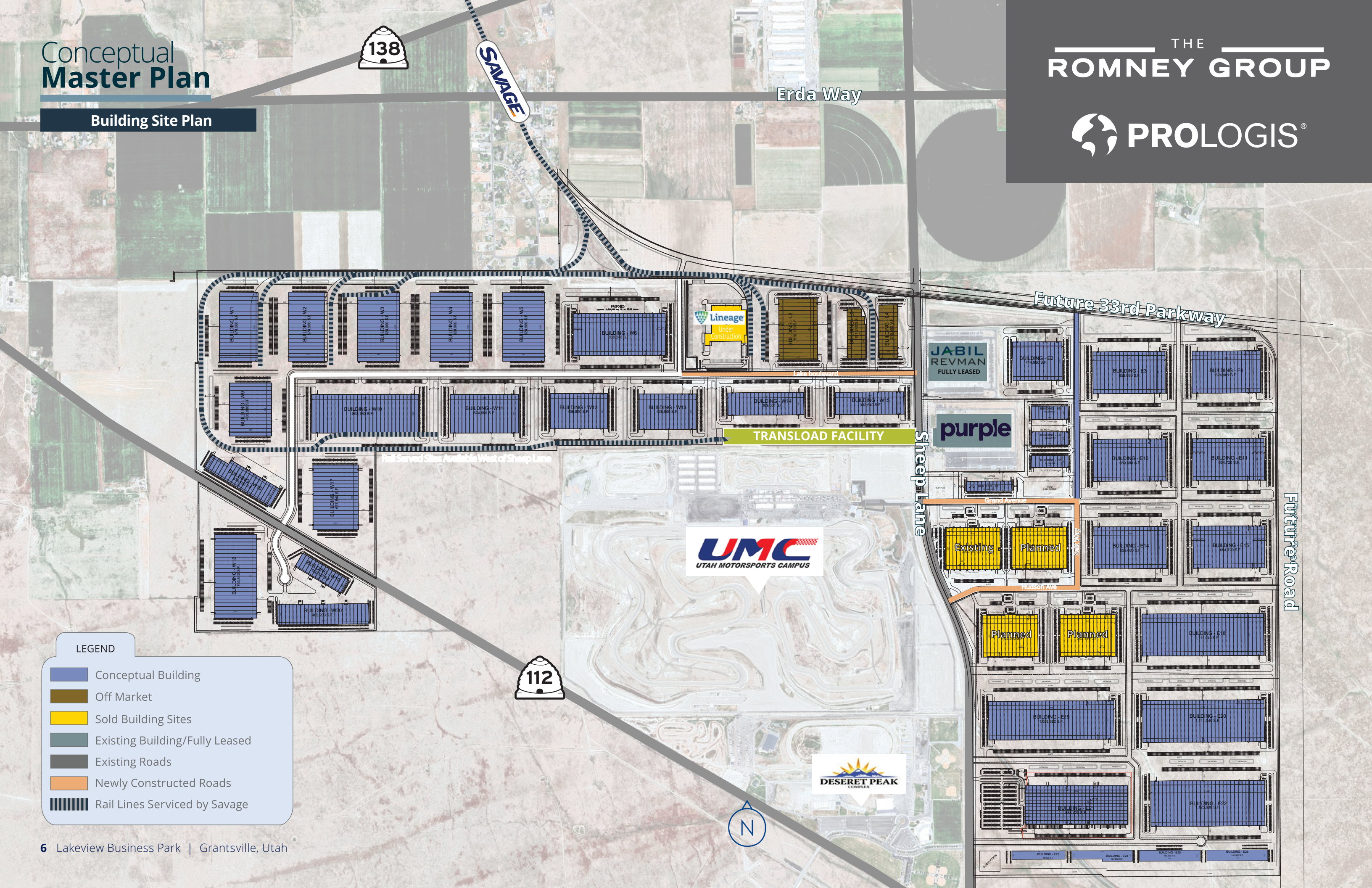
Sold Building Sites

Existing Building/Fully Leased

Existing Roads

Newly Constructed Roads

Rail Lines Served by Savage



Conceptual Master Plan

Land Site Plan

THE ROMNEY GROUP



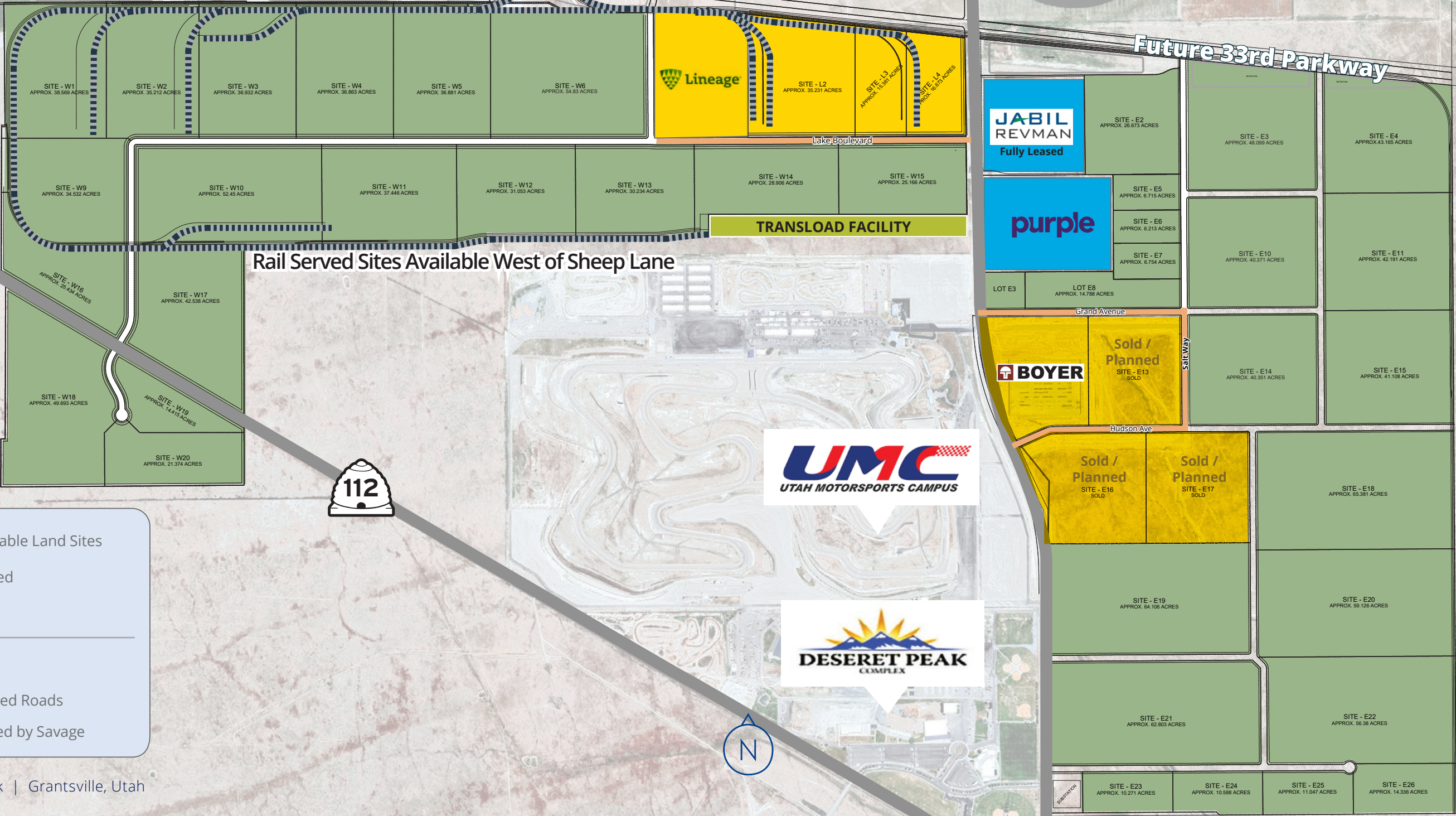
SAVAGE

Erda Way

Sheep Lane

Future 33rd Parkway

Future Road



TRANSLOAD FACILITY

JABIL REVMAN Fully Leased

purple

BOYER

Sold / Planned SITE - E13 SOLD

Sold / Planned SITE - E16 SOLD

Sold / Planned SITE - E17 SOLD



LEGEND

- Conceptual Available Land Sites
- Sold Sites/Planned
- Existing Tenants
- Existing Roads
- Newly Constructed Roads
- Rail Lines Serviced by Savage



Travel Times

Environmental Benefits

- **Each rail car** eliminates about three trucks from the roadway
- **Truck traffic diverted** to SR-36 from I-15 to avoid congestion
- **Shorter travel times** to/from the south via SR-36 (45+ minutes savings vs. I-15)
- **Shorter commutes** to a new major employment center for local residents.

Why Lakeview Business Park?

Smart Asset's Most Affordable Places to Live in Utah

| | City | Average Closing Costs | Annual Property Tax | Annual Homeowner's Insurance | Avg. Annual Mortgage Payment | Median Income | Affordability Index |
|----|----------------|-----------------------|---------------------|------------------------------|------------------------------|---------------|---------------------|
| 1 | Roy | \$2,795 | \$1,413 | \$399 | \$8,875 | \$68,424 | 47.68 |
| 2 | Stansbury Park | \$3,018 | \$1,939 | \$562 | \$12,498 | \$94,750 | 47.58 |
| 3 | West Point | \$2,982 | \$1,808 | \$546 | \$12,141 | \$91,330 | 47.40 |
| 4 | Sunset | \$2,665 | \$1,205 | \$351 | \$7,803 | \$59,476 | 47.06 |
| 5 | Harrisville | \$2,812 | \$1,641 | \$469 | \$10,416 | \$78,618 | 47.01 |
| 6 | Nibley | \$2,992 | \$1,391 | \$551 | \$12,243 | \$87,807 | 46.44 |
| 7 | Hyrum | \$2,789 | \$1,139 | \$397 | \$8,824 | \$61,802 | 44.05 |
| 8 | Farr West | \$3,135 | \$1,983 | \$616 | \$13,687 | \$95,077 | 43.71 |
| 9 | West Bountiful | \$3,218 | \$2,014 | \$654 | \$14,529 | \$99,444 | 43.31 |
| 10 | Clinton | \$2,911 | \$1,544 | \$514 | \$11,416 | \$78,141 | 43.18 |

Census Bureau shows Tooele County as fastest growing county in Utah

April 12, 2023

4.2% growth July 2021 to July 2022

Tooele County was the fastest growing county in Utah in 2022, according to data released recently by the U.S. Census Bureau.

Tooele County's population grew by 3,200 people from 76,734 to 79,934 as of July 1 of 2021 and 2022. That's a growth rate of 4.2%, which made Tooele County the fastest growing county by percent, according to the Census Bureau's data.

Demographics

| | 5 Mile | 10 Mile | 15 Mile |
|---------------------------|-----------|----------|----------|
| Population | | | |
| 2022 Total Population | 34,530 | 73,102 | 75,446 |
| 2027 Total Population | 39,030 | 80,203 | 82,619 |
| Households | | | |
| 2022 Households | 9,923 | 22,043 | 22,662 |
| 2027 Households | 11,238 | 24,185 | 24,825 |
| 2022 Median HH Income | \$86,900 | \$84,731 | \$84,993 |
| 2022 Average HH Income | \$100,611 | \$98,355 | \$98,548 |
| 2022 Per Capita HH Income | \$28,940 | \$29,612 | \$29,620 |

Tooele County Facts



7th fastest growing county in the U.S.



76% of the local workforce commutes daily from Tooele County to Salt Lake County for employment.



Tooele County homes are estimated to be \$60K - \$70K cheaper when compared to Salt Lake County



State Legislature approved \$25 million expansion of Tooele Technical College, the fastest growing college in the Utah Higher Education Program. [Click here for more info.](#)



Area Overview

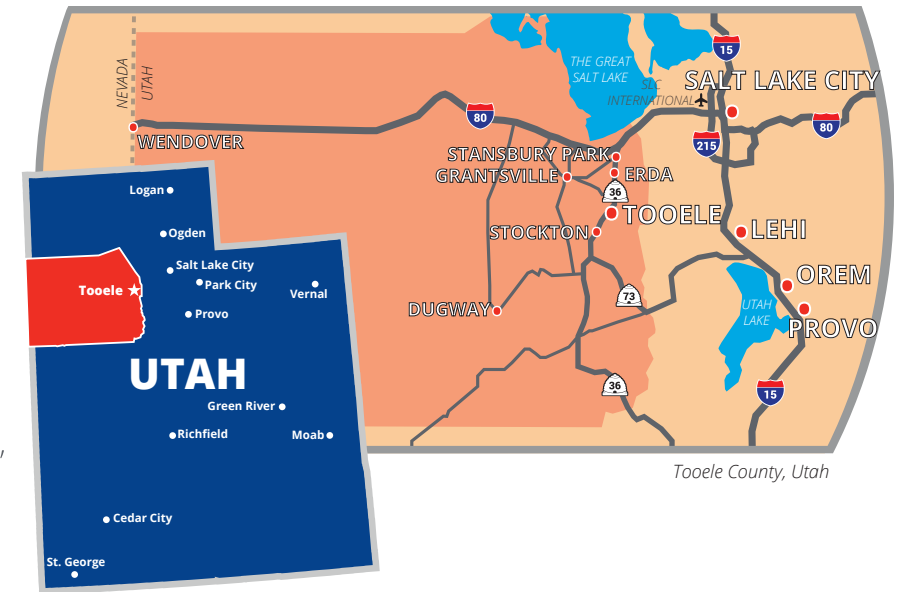
Tooele County

Tooele County Workforce

The economy of Tooele County employs 32.9k people. The largest industries are Retail Trade (4,908 people), Manufacturing (4,137 people), and Educational Services (3,225 people).

The most common jobs held by residents of Tooele County by number of employees, are Office & Administrative Support Occupations (4,224 people), Sales & Related Occupations (3,035 people), and Management Occupations (2,866 people).

Compared to other counties, Tooele County has an unusually high number of residents working as Installation, Maintenance, & Repair Occupations (1.83 times higher than expected), Material Moving Occupations (1.56 times), and Production Occupations (1.39 times).



Tooele County, Utah

Tooele County, Utah

Located west of Salt Lake City, Tooele County is included as part of the Salt Lake City Metropolitan Statistical Area.

Demographics

In 2023 Tooele County had an estimated a population of 79,760 people with a median age of 31.3 and a median household income of \$96,323. Between 20203 and 2028 the population is expected to grow by nearly 11,500 people, a 24.25% increase, or 4.85% per year.

The median property value in Tooele County is \$236,600, and the homeownership rate is 80.7%. Most people commute by driving alone, and the average commute time is 29 minutes. The average car ownership is 2 cars per household.

Highlights

Ranked the #1 Fastest Growing County in Utah (2023)

Projected population growth of Tooele County is 24.25% over the next 5 years (2023-2028)

91,000+ will people live in Tooele County by 2028



Tooele, Utah

Major Employers

Numerous Federal, State and County government agencies provide a significant number of jobs in Tooele County. The Mountain West Medical Center is a 44-bed facility with complete inpatient and outpatient care. Energy Solutions operates a waste-storage facility in Clive, west of the Tooele Valley.

Distribution & Warehousing

In 2015 the outdoor retailer Cabela’s constructed a 600,000 distribution warehouse with about 200 employees, joining Wal-Mart among other retailers that use Utah’s central location to serve their distribution needs to retail locations in the western United States.

United States Government

Dugway Proving Grounds is a U.S. Army facility established in 1942. It is located in southern Tooele County. It encompasses 801,505 acres of the Great Salt Lake Desert.

Tooele Army Depot

Tooele Army Depot is an active ammunition storage site for the United States Army. It covers roughly 24,000 acres with 1,093 buildings, 902 igloos and storage capacity of 2,483,000 square feet. Tooele Army Depot originally opened in 1942 during the early phase of U.S. involvement in World War II. The workforce at the post is now primarily composed of civilians with about 400 workers.

Manufacturing

In the mid 1990’s land and buildings within the Tooele Army Depot were conveyed to Tooele City for private redevelopment. Detroit Diesel operates a re-manufacturing plant that employs about 400 people. The Ninigret Depot, has become a premier business park for industry and commerce and is actively attracting new private businesses.

US Magnesium is the largest producer of primary magnesium in North America, with facilities in Tooele County, magnesium has been produced in the area since 1972.

Tooele County

| Rank | Company | Industry | Avg. Annual Employment |
|------|------------------------------|-------------------------------|------------------------|
| 1 | Tooele School District | Public Education | 1,000-1,999 |
| 2 | Wal-Mart | Supercenters | 1,000-1,999 |
| 3 | United States Government | Federal Government | 1,000-1,999 |
| 4 | US Magnesium | Metal Production & Processing | 250-499 |
| 5 | Tooele County | Local Government | 250-499 |
| 6 | Cablea’s | Warehousing & Storage | 250-499 |
| 7 | Mountain West Medical Center | Health Care | 250-499 |
| 8 | Tooele City | Local Government | 250-499 |
| 9 | Detroit Diesel Manufacturing | Manufacturing | 250-499 |
| 10 | Excelsior Academy | Public Education | 250-499 |

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)



3.4M
Population



1.1M
Households



3.04
Average Household Size

Utah’s Income Factors (2022)



\$89.4K
Median Household Income



\$105.8K
Average Household Income



\$34.3K
Per Capita Income

Connectivity

Regional 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.

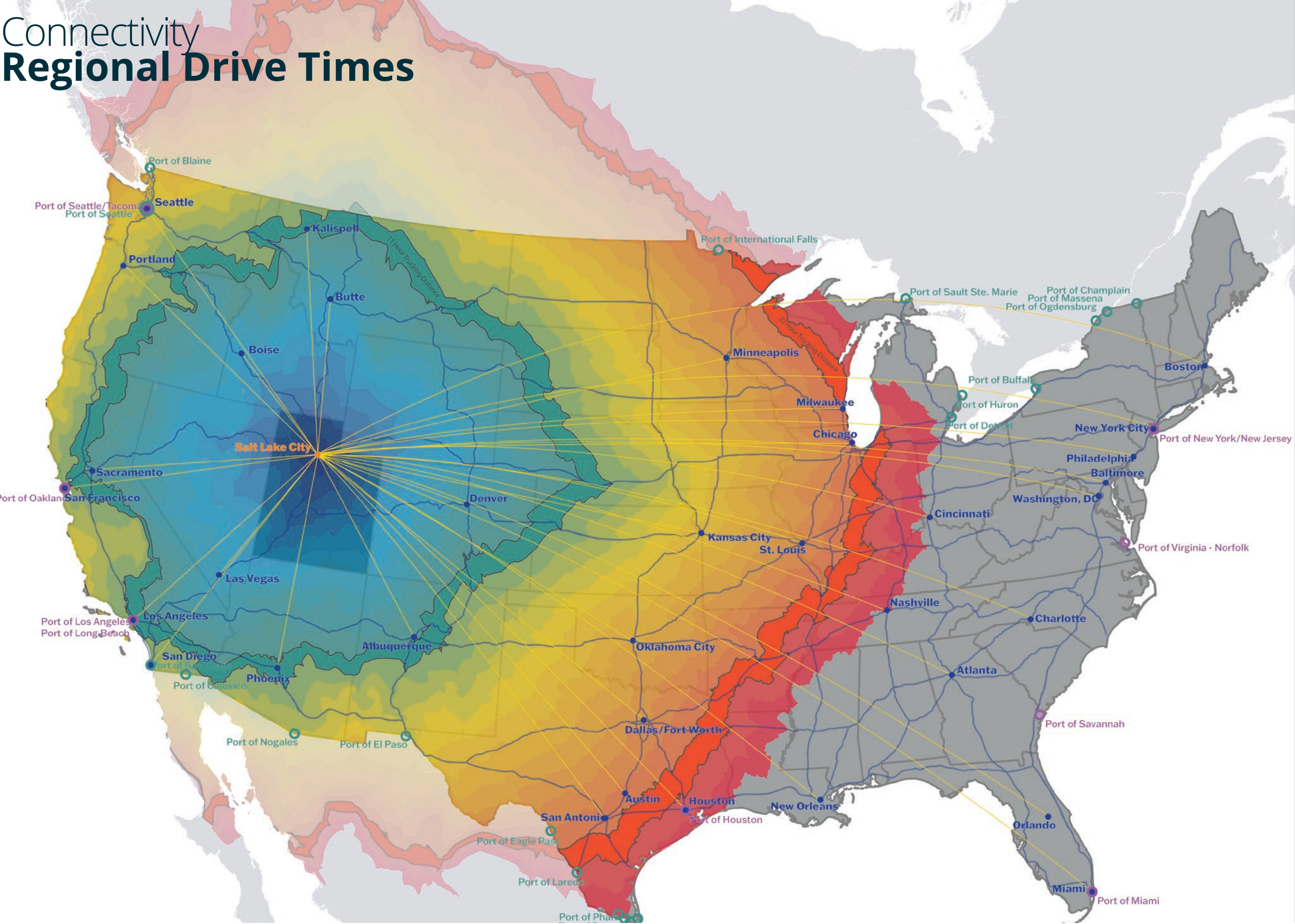
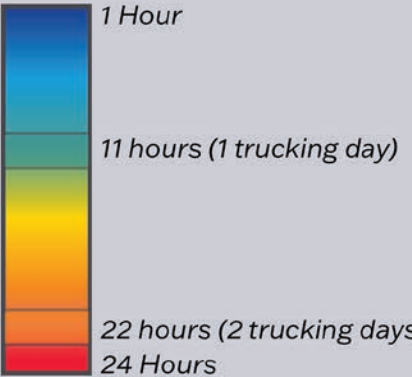
TRANSPORTATION

- Interstates
- Direct Daily Domestic Flights

POINTS

- Major Cities
- Major Seaports
- Major Nearshore Ports

TRUCKING DRIVE BUFFERS



Connectivity
Rail



Yes, Utah!

Forbes

#1

Best State for
GDP Growth
August 2021

The Utah economy has been a powerhouse in recent decades, hence the reason why it takes the No. 1 spot. Over the last five years, Utah's GDP grew by an excellent 19.1%, the second-highest growth rate for that period out of all 50 states. Going back to 2010, real GDP in Utah expanded by more than a third (36.6%), from approximately \$123.47 billion in 2010, to an annual average of \$168.62 billion in 2020 (with 2020 including the pandemic's most severe impact). And the growth in Utah's economy over the last 20 years is even more astounding: 82%, from an annual real GDP of \$92.62 billion in 2000, to nearly \$169 billion in 2020.



#3

Top State for
Business
July 2021

Utah's No. 3 finish was earned with the third-best economy in the U.S., which proved to be resilient amid the pandemic in 2020, contracting less than any other state amid the shutdowns, and booming back in the fourth quarter.

As companies emerge from the pandemic, state finances and solid economies are a key factor in site selection and expansion plans. Among the economic factors the annual CNBC study evaluates are economic growth and job growth in the past year, credit ratings and outlook, and the states overall budget picture including spending, revenue and reserves, as well as pension obligations.



#1

Best State Economy - June 2021
Most Independent State - June 2020



#1

Utah ranked No. 1 for the 15th year in a row
Rich States Poor States — April 2022

THE
WALL STREET
JOURNAL.

#1

State for COVID-19 Performance
For its combined ranking of economy,
education, and mortality
The Wall Street Journal — April 2022



Distribution In Utah



1,400 Miles
of railroad track



695 Million
pounds of air cargo
& freight annually



43,155 Miles
of highways
and roads



Lakeview

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THE

ROMNEY GROUP



The Freeman, Healey, & Jensen Industrial Team



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