

INFRASTRUCTURE IMPROVEMENTS
SCHEDULED TO BEGIN SUMMER 2025

PROMONTORY COMMERCE CENTER

Approx. 5900 W. 1150 S.
Ogden, UT 84404



Key Project Highlights

23 Buildings | ±4.7M Square Feet

Flexible Design

Design options can be customized to fit your needs

High Talent Density

The Ogden, UT area is among the densest Production Occupation talent bases across major markets in the Western United States

Employee Training Incentives

Utah offers employers up to \$1,800 per employee for training through the Custom Fit Training Program

Ideal Business Climate

Ogden is a business-friendly community with an accelerated permit process

EXCLUSIVELY MARKETED BY:

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375.05 TOTAL ACRES



Willard Bay

NORTH OGDEN

15

5900 West

1150 South

900 South

Preliminary Site Plan



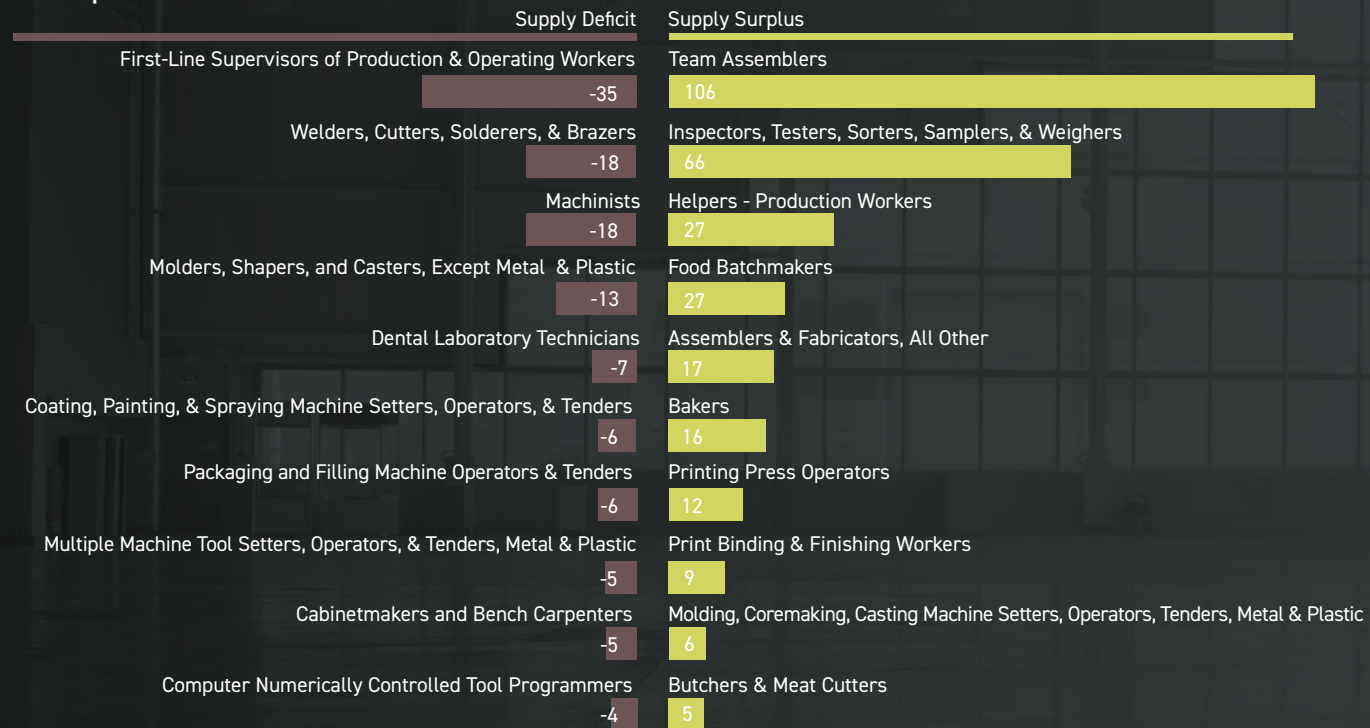
Available for Lease, Sale
or Build-to-Suit

Manufacturing Labor Data

What does the future hold for talent in the area?

This chart shows the forecasted difference between supply and demand of individuals for specific roles within Production Occupations per year over the next 10 years. A negative number represents a deficit in workers and a positive number represents a surplus of individuals. The chart shows an anticipated excess of individuals trained to fill typical warehouse production associate roles i.e. assemblers, inspectors, fabricators, etc. We also see a projected shortage machinists and supervisors of production associates.

Annual Gap Per Year Over 10 Years



Postsecondary Programs Linked in Production Occupations

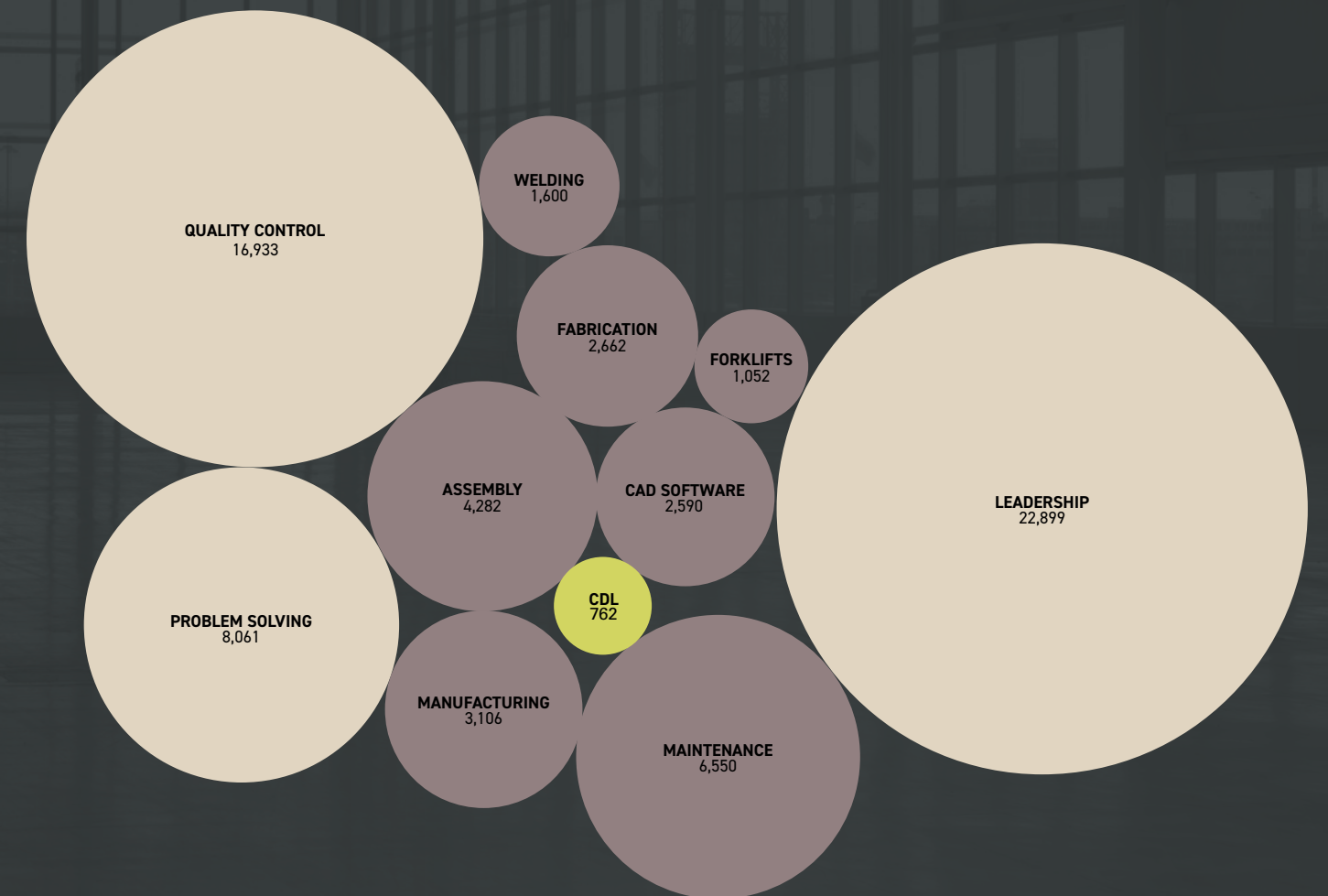
Institution	Program	Distance from Site	Awards
Bridgerland Technical College	Welding Technology/Welder	49 mi	43
Davis Technical College	Welding Technology/Welder	18 mi	48
Mountainland Technical College	Metal Fabricator	61 mi	8
Mountainland Technical College	Welding Technology/Welder	61 mi	140
Ogden-Weber Technical College	Quality Control Technology/Technician	3 mi	27
Ogden-Weber Technical College	Welding Technology/Welder	3 mi	33
Salt Lake Community College	Prepress/Desktop Publishing & Digital Imaging Design	53 mi	110
Salt Lake Community College	Welding Technology/Welder	53 mi	57
Utah State University	Welding Technology/Welder	49 mi	28
Weber State University	Chemical Technology/Technician	3 mi	46

Source: JobsEQ®

Candidate Skills

The below graphic shows skills related to Transportation and Warehousing Occupations and the number of resumes posted to online job boards matching those skills.

Resume Forensics



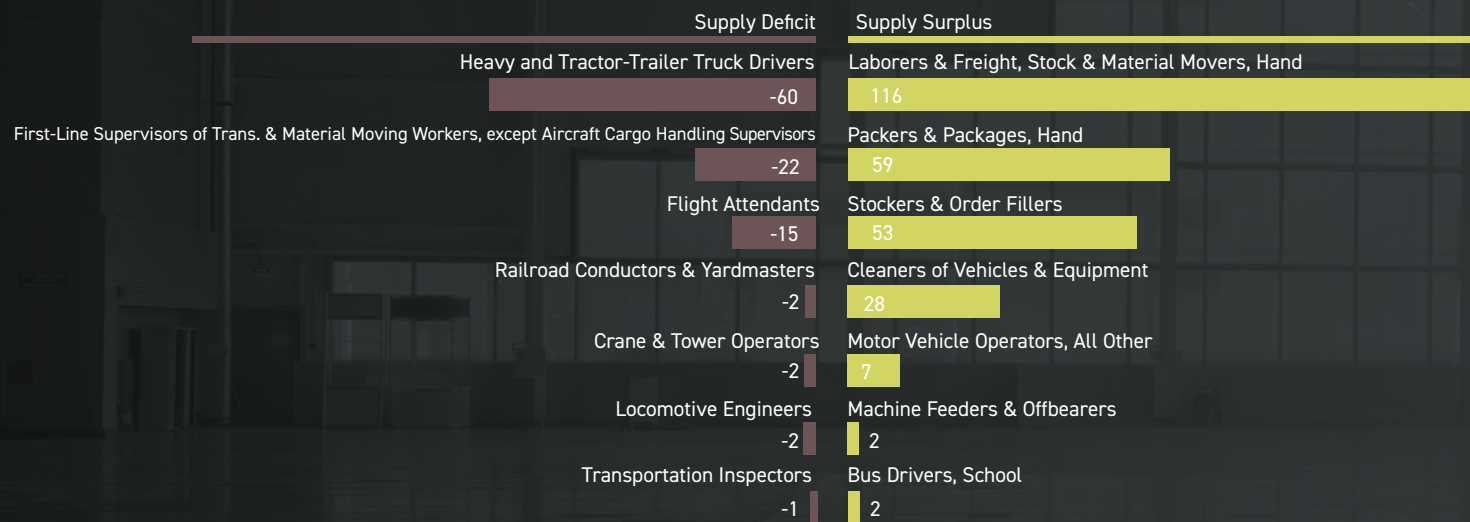
Resume Forensics tracked Resumes posted as of August 2021. Source: JobsEQ+

Transportation & Material Moving Labor Data

What does the future hold for talent in the area?

This chart shows the forecasted difference between supply and demand of individuals for specific roles within the Transportation and Material Moving occupation per year over the next 10 years. A negative number represents a deficit in workers and a positive number represents a surplus of individuals. The chart shows an anticipated excess of individuals trained to fill typical warehouse associate roles i.e. material movers, order packers and fillers. We also see a projected shortage of truck drivers and supervisors of warehouse associates.

Annual Gap Per Year Over 10 Years



Postsecondary Programs Linked to Transportation & Material Moving Occupations

Institution	Program	Distance From Site (Miles)	Degrees Conferred
Bridgerland Technical College	Truck and Bus Driver/Commercial Vehicle Operator and Instructor	23	27
Brigham Young University	Logistics, Materials and Supply Chain Management	80	86
Mountainland Technical College	Truck and Bus Driver/Commercial Vehicle Operator and Instructor	62	65
Salt Lake Community College	Truck and Bus Driver/Commercial Vehicle Operator and Instructor	50	49
Tooele Technical College	Truck and Bus Driver/Commercial Vehicle Operator and Instructor	72	77
Weber State University	Logistics, Materials and Supply Chain Management	3	31

The number of graduates from postsecondary programs in the region identifies the pipeline of future workers as well as the training capacity to support industry demand. Source: JobsEQ®

Candidate Skills

The below graphic shows skills related to Transportation and Warehousing Occupations and the number of resumes posted to online job boards matching those skills.

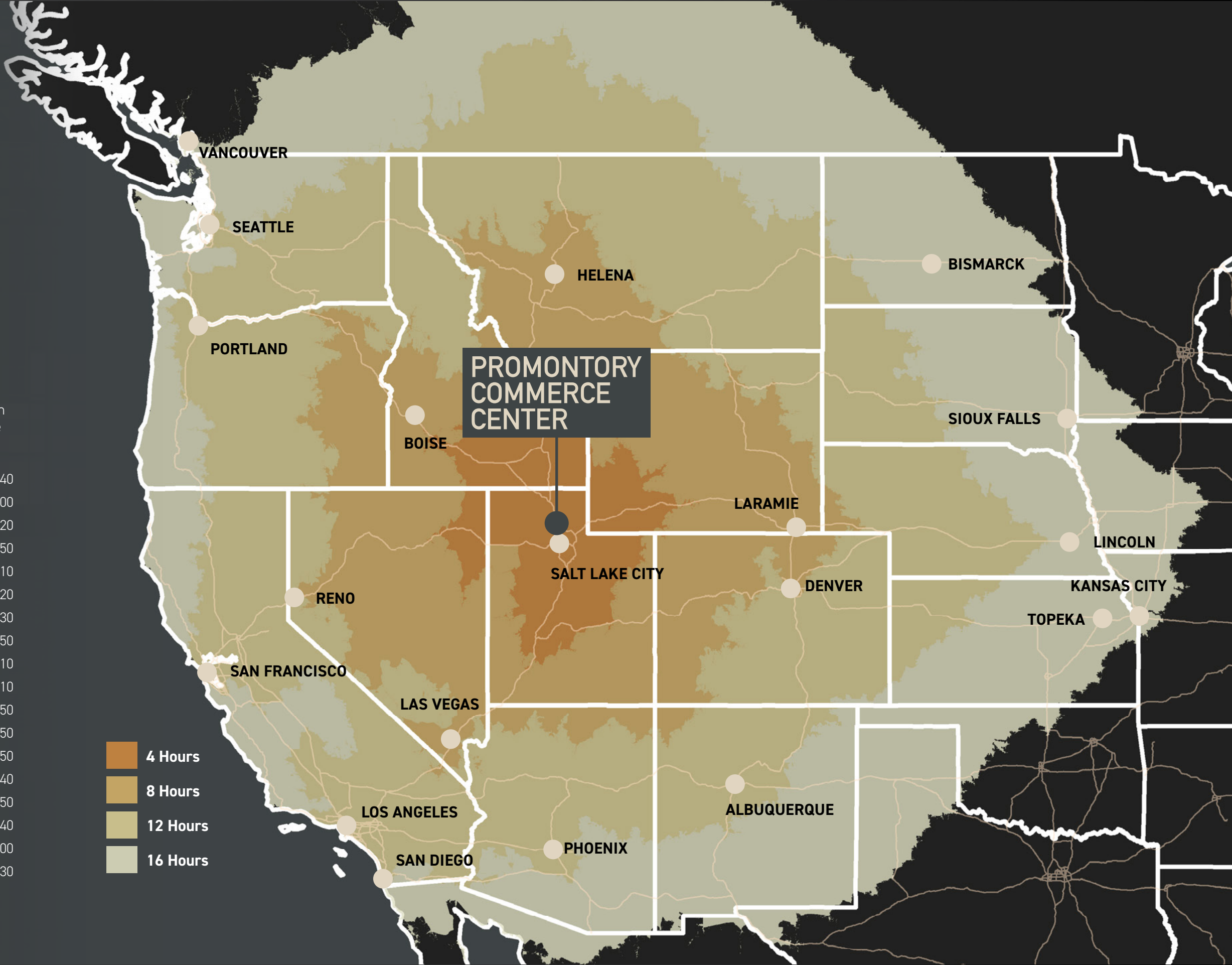
Resume Forensics



Location Overview

- 15 minutes west of Interstate 15 and Highway 89
- Within an eight-hour drive of Boise, Reno, Las Vegas, Denver, and Wyoming
- The Ogden, UT area is among the densest Production Occupation talent bases across major markets in the Western United States

Salt Lake City	44 Miles	0:40
Boise	307 Miles	4:00
Laramie	392 Miles	5:20
Helena	451 Miles	5:50
Denver	521 Miles	7:10
Reno	557 Miles	7:20
Albuquerque	641 Miles	9:30
Portland	733 Miles	9:50
Phoenix	705 Miles	10:10
Los Angeles	730 Miles	10:10
San Francisco	775 Miles	10:50
San Diego	792 Miles	10:50
Seattle	807 Miles	10:50
Lincoln	880 Miles	11:40
Bismarck	930 Miles	12:50
Sioux Falls	1,005 Miles	13:40
Topeka	1,050 Miles	14:00
Kansas City	1,077 Miles	14:30



Local Area Demographics



**TOTAL
POPULATION**

**DAYTIME
POPULATION**

**MEDIAN
HOUSEHOLD
INCOME**

**PERCENT WITH
BACHELOR'S
DEGREE OR
HIGHER**

OGDEN CITY	88,119	109,170	\$56,475	25.5%
WEBER COUNTY	273,472	263,455	\$75,416	28.4%
OGDEN- CLEARFIELD MSA	727,600	674,044	\$85,969	34.7%
NORTHERN UTAH (LOGAN TO NEPHI)	2,978,544	2,975,240	\$85,459	39.7%
UTAH	3,458,220	3,448,551	\$82,248	37.8%
UNITED STATES OF AMERICA	337,470,185	335,744,666	\$72,603	37.7%

**PROMONTORY
COMMERCE
CENTER**

BRIGHAM CITY

OGDEN

LAYTON

BOUNTIFUL

SALT LAKE CITY

WEST VALLEY CITY

WEST JORDAN

SANDY

TOOELE

SOUTH JORDAN

LEHI

PARK CITY

HEBER

OREM

PROVO

Drive Times

Downtown Ogden	10 Miles	0:12
Hill Air Force Base	15 Miles	0:16
Downtown Salt Lake City	44 Miles	0:40
Salt Lake City International Airport	46 Miles	0:45
Park City	74 Miles	1:10
Provo	87 Miles	1:15

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