

# PURCHASE OPPORTUNITY



**Interstate**  
Business Park

**652 ACRE MASTER-PLANNED INDUSTRIAL PARK**

I-80 at Burmester Road  
Tooele County, Utah



**A Utah Inland Port Authority Project Area**

<https://interstatebusinesspark.com>



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- ± 652 Acres Master-Planned Industrial Park
- Lots from 1.4 Acres - 278 Acres
- Part of Utah Inland Port Authority
- Rail Served Sites
- 30 Minutes to Downtown Salt Lake City
- 15 Minutes to Salt Lake Industrial Corridors NWQ
- Build to Suit Options
- Zoned M - Industrial, Broad Uses
- Level, Rectangular Shaped Lots
- Many Building Layouts Possible
- Coming Soon...Travel Center



# AERIAL SITE PLAN

## Interstate Business Park

1.4 ACRES - 278 ACRES AVAILABLE

PURCHASE PRICE FOR

FLEX LOTS:

\$8.00/SF

RAIL SERVED LOTS:

\$7.50/SF

PURCHASE PRICE FOR OTHER LOTS:

\$6.50/SF

### INTERSTATE BUSINESS PARK MAP KEY

**Lots Currently Under Contract**

12 Acres

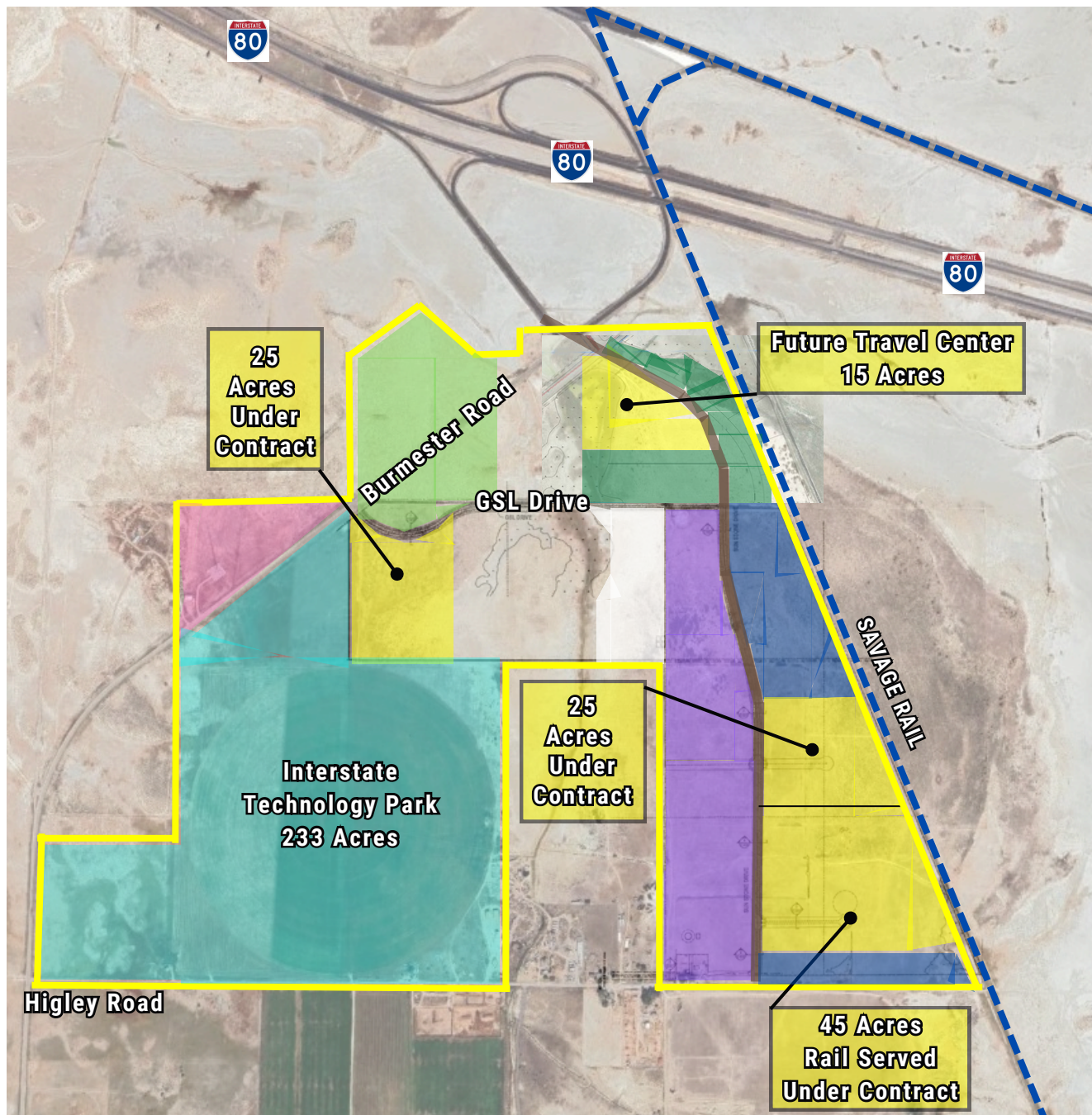
45 Acres

1.4 - 12.7 Acres Flex

8 - 25 Acres Rail Served

4 - 48 Acres

Public Infrastructure District





# SITE PLAN RENDERING

**Interstate**  
Business Park

## DEVELOPMENT HIGHLIGHTS

± 652 ACRES

ZENITH DEVELOPMENT

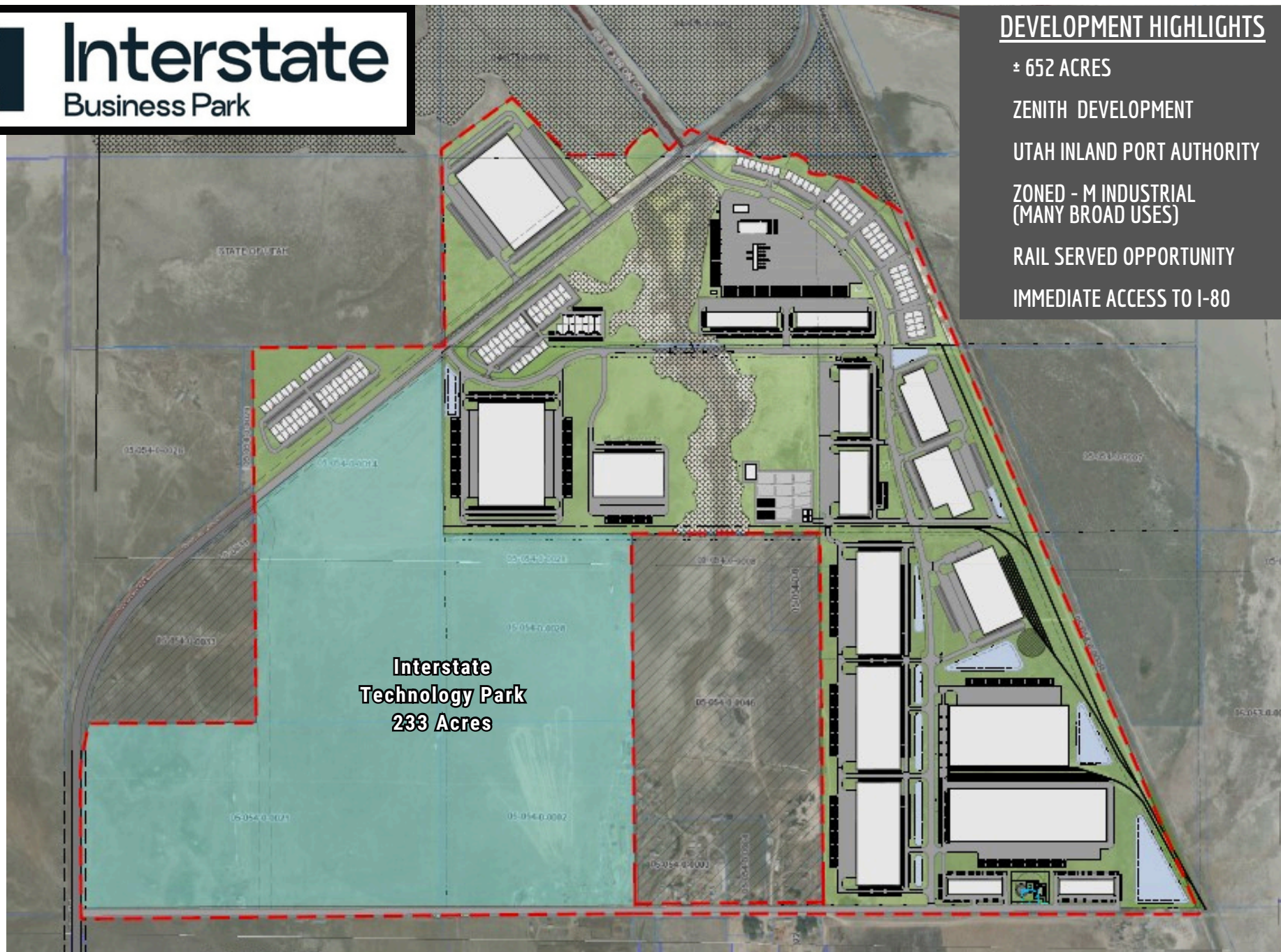
UTAH INLAND PORT AUTHORITY

ZONED - M INDUSTRIAL  
(MANY BROAD USES)

RAIL SERVED OPPORTUNITY

IMMEDIATE ACCESS TO I-80

**Interstate  
Technology Park  
233 Acres**







Burmester Road

GSL Drive



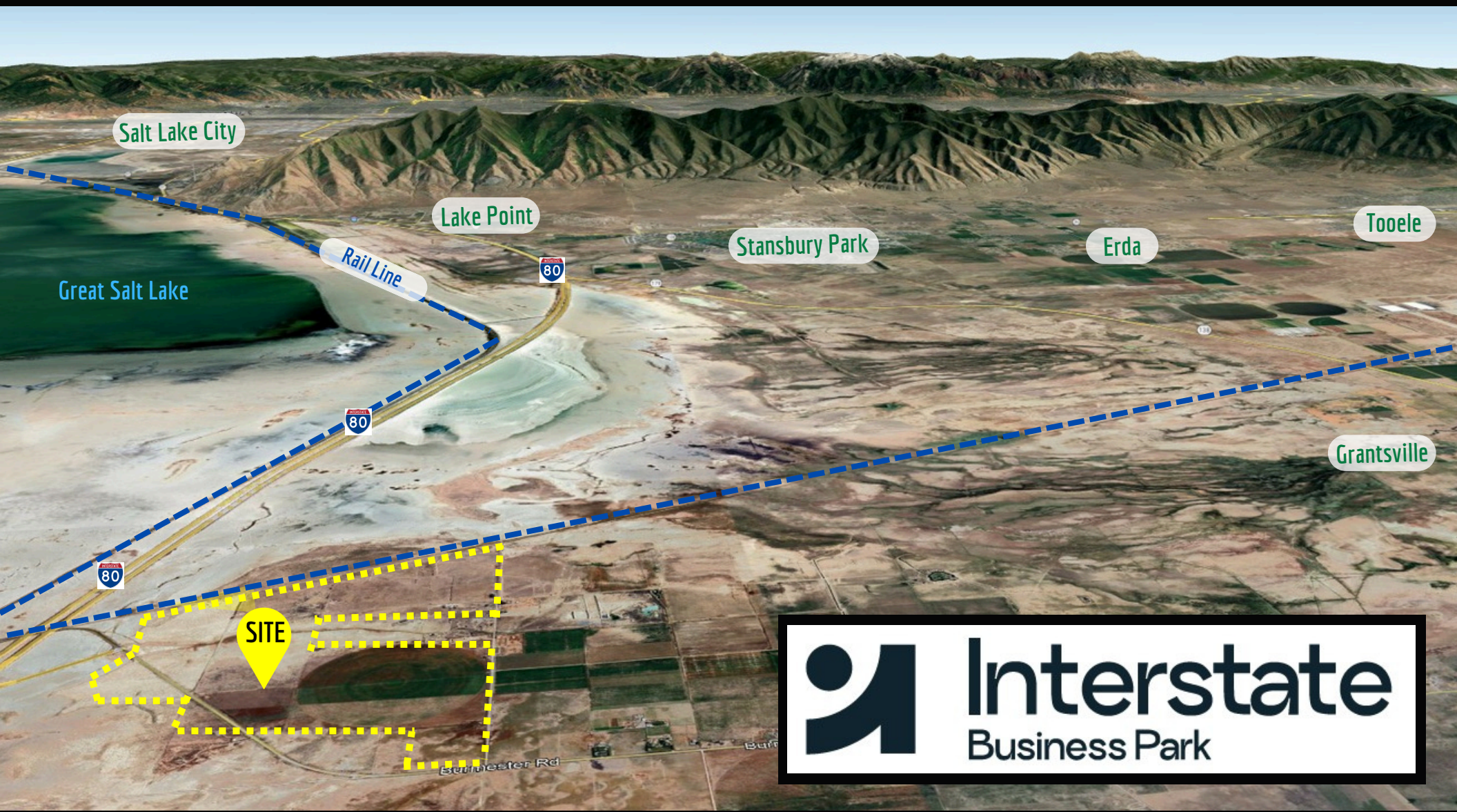
SAVAGE RAIL LINE

Sunstone Road

Higley Road







## DRIVE TIMES





# ECONOMIC OVERVIEW

## TOOELE COUNTY FACTS



7th Fastest Growing County in the US



Need for Local Employment - 76% of the Local Workforce Commutes to Salt Lake County



Tooele County Homes are Most Affordable Place to Live in Utah



Approved \$25 Million Expansion of Tooele Technical College

## DISTRIBUTION IN UTAH



1,400 Miles of Railroad Track



695 Million Pounds Annually of Air Cargo & Freight



43,155 Miles of Highways and Roads

# TOOELE COUNTY DEMOGRAPHICS

## EMPLOYMENT AND BUSINESS FACTS



13.2%  
Pink Collar /  
Services



31.6%  
Blue Collar



55.3%  
White Collar



86.2%  
Labor  
Participation  
Rate



1,275  
Total  
Businesses



17,043  
2023 Total  
Employees

## KEY FACTS

90

Wealth Index

48

Diversity  
Index

75

Total Crime  
Index

25,208

Total Housing  
Units

116

Housing  
Affordability  
Index

1,296

Households  
Below the  
Poverty Level

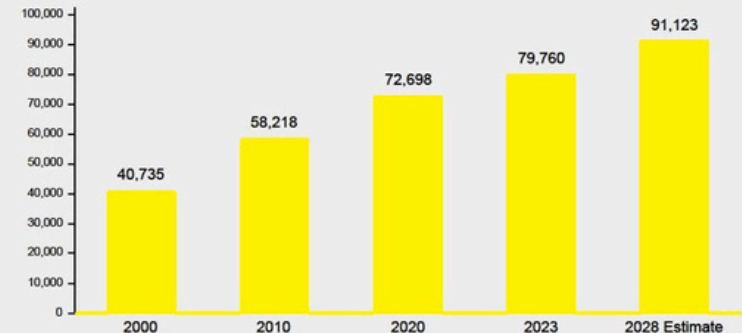
## POPULATION

31.3

Median Age

79,760

Total Population



Source: This infographic contains data provided by Esri-Data Axle (2023), Esri (2023, 2028), ACS (2017-2021), Esri-U.S. BLS (2023), AGS (2023), U.S. Census (2000, 2010, 2020).

Infographic created by EDCUtah using © 2024 Esri

EDCUtah

## UTAH DEMOGRAPHIC HIGHLIGHTS

#1 Fastest Growing Population

2.6% 9th Lowest Unemployment Rate in US







## TOOELE COUNTY | UTAH



### COMMERCIAL REAL ESTATE CONSULTANTS

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