

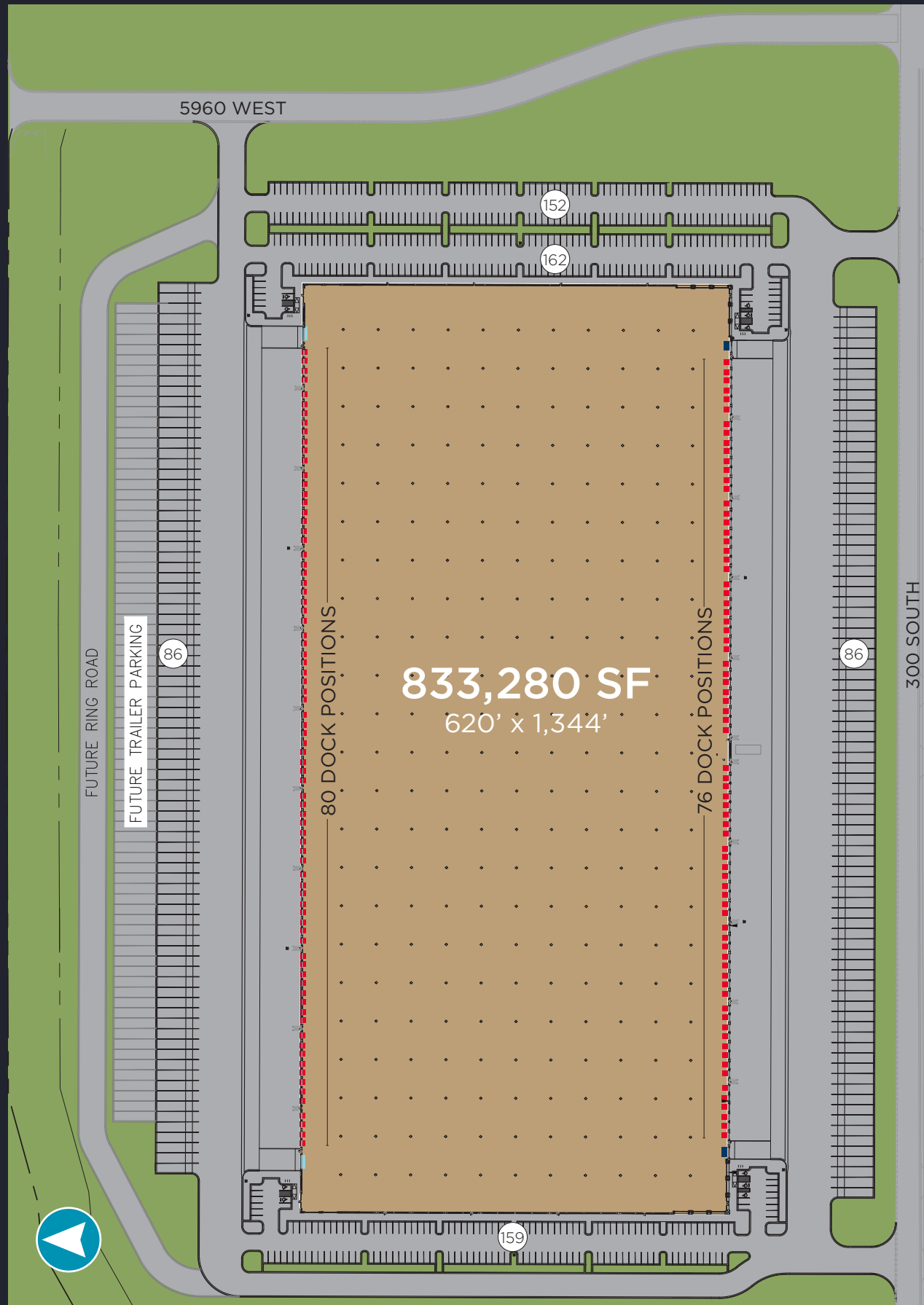
NOW PRE LEASING

MOUNTAIN VIEW INDUSTRIAL PARK

300 SOUTH 5960 WEST / SALT LAKE CITY, UT



PHASE 1 | BUILDING A



833,280 SF

Building Size

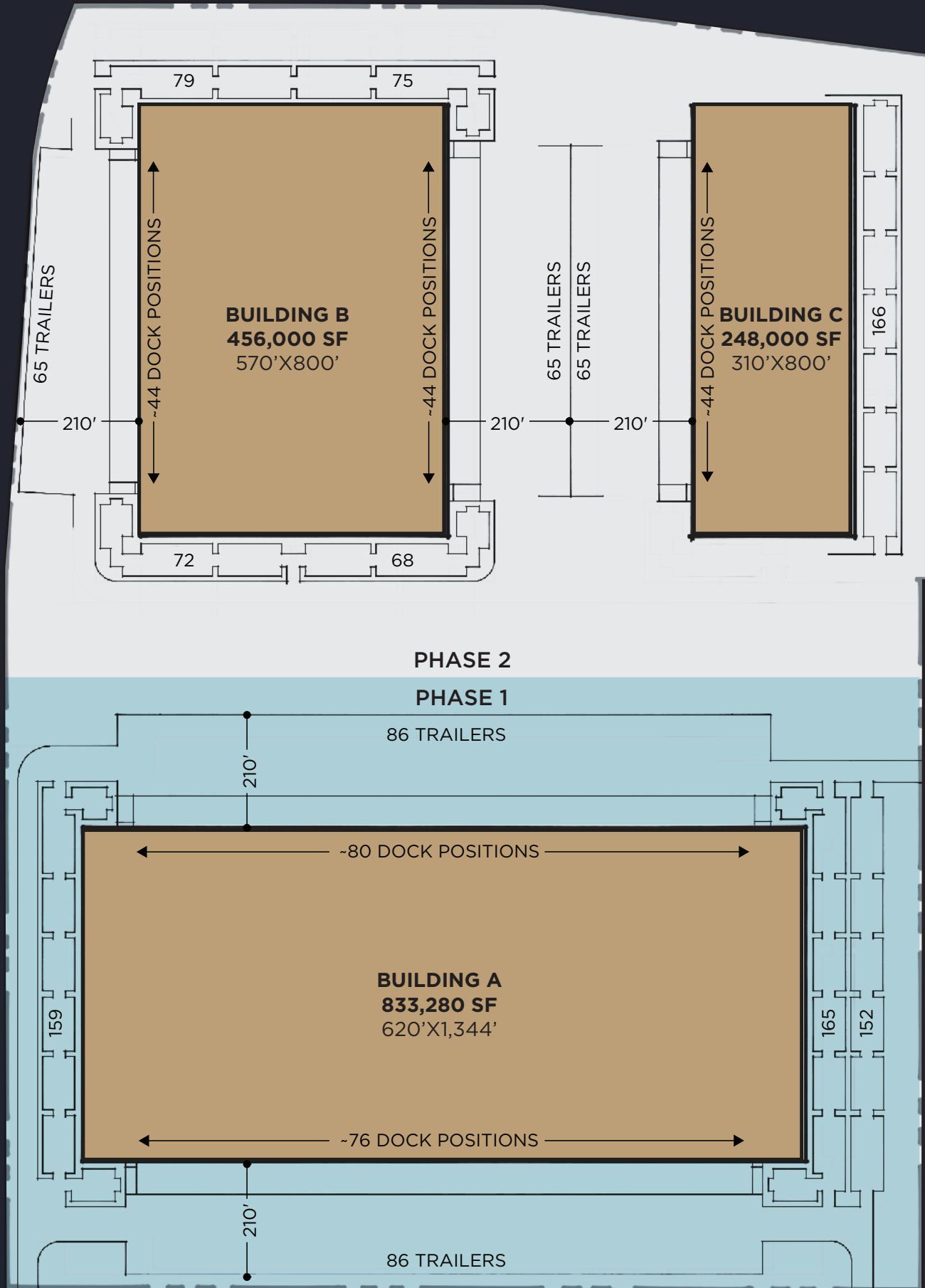
Build-To-Suit

Office

±80,000 SF

Divisible

AVAILABLE	833,280 SF
CLEAR HEIGHT	36'
ZONING	Light Manufacturing (M-1)
POWER	±3,000 Amps, 277/480 Volt, 3-Phase
DOCK HIGH DOORS	156 (9'x10') ■
GRADE LEVEL DOORS	2 (14'x16') ■ 2 (20'x16') ■
COLUMN SPACING	50' x 56'
SPEED BAY	60'
CONCRETE APRON	60'
TRUCK COURT	210' (can be fully secured)
FLOOR SLAB	7" Reinforced Concrete Slab-on-Grade
FIRE SUPPRESSION	ESFR
EMPLOYEE PARKING	476 Stalls
TRAILER STALLS	172 Stalls (Expandable up to 251)
CONSTRUCTION TYPE	Cross Dock Concrete Tilt-Up
NATURAL LIGHTING	Clerestory Windows and Skylights throughout warehouse



WHY UTAH

BUSINESS INSIDER

6th Best Economy in the U.S.

The U.S. is a massive, complex economy, and so too are the component economies of the 50 states that make up the whole. Business Insider combined six measures of labor-market and general economic health—unemployment rate, job growth, per-capita GDP, GDP growth, average weekly wages, and wage growth—to determine an overall score for each state's economy most recent results show the stability of Utah's quality of life.

Forbes

Top State

Forbes names Utah as the #2 Best State for Business, continuing a decade of top-three rankings. Utah occupied the top spot in Forbes' Best States for Business six times in seven years between 2010 and 2016. Utah's employment has expanded 3.3% a year over the past five years—third best in the U.S.

Utah Business

Millennials

Utah's millennial population represents approximately 23 percent of the state (726,000 people). Roughly one in every four Utahns is a millennial - a higher percentage than in any other state. As a cohort, Utah's millennial population is 20 percent larger than the state's Gen-X population and 39 percent larger than the state's baby boomer population.

The Atlantic

Infrastructure in Utah

- 2nd lowest electricity rates in the Western states
- 4th lowest average industrial electricity cost in nation
- 7th lowest commercial electricity cost in nation
- Lowest natural gas costs in the nation (industrial and commercial costs) of economic performance and strength.

U.S. News

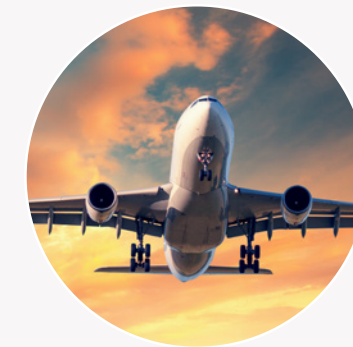
Best State

- U.S. News Magazine Ranks Utah Among Best States Overall
- On Monday, February 26, U.S. Magazine released its 2018 Best State Rankings, and Utah ranks number three overall.

DISTRIBUTION IN UTAH



1,400 Miles
of railroad track



695M Pounds
of air cargo &
Annual freight



43,155 Miles
of highways
and roads

LOCATION | SURROUNDING USERS



LOCATED IN THE HEART OF THE NORTHWEST QUADRANT

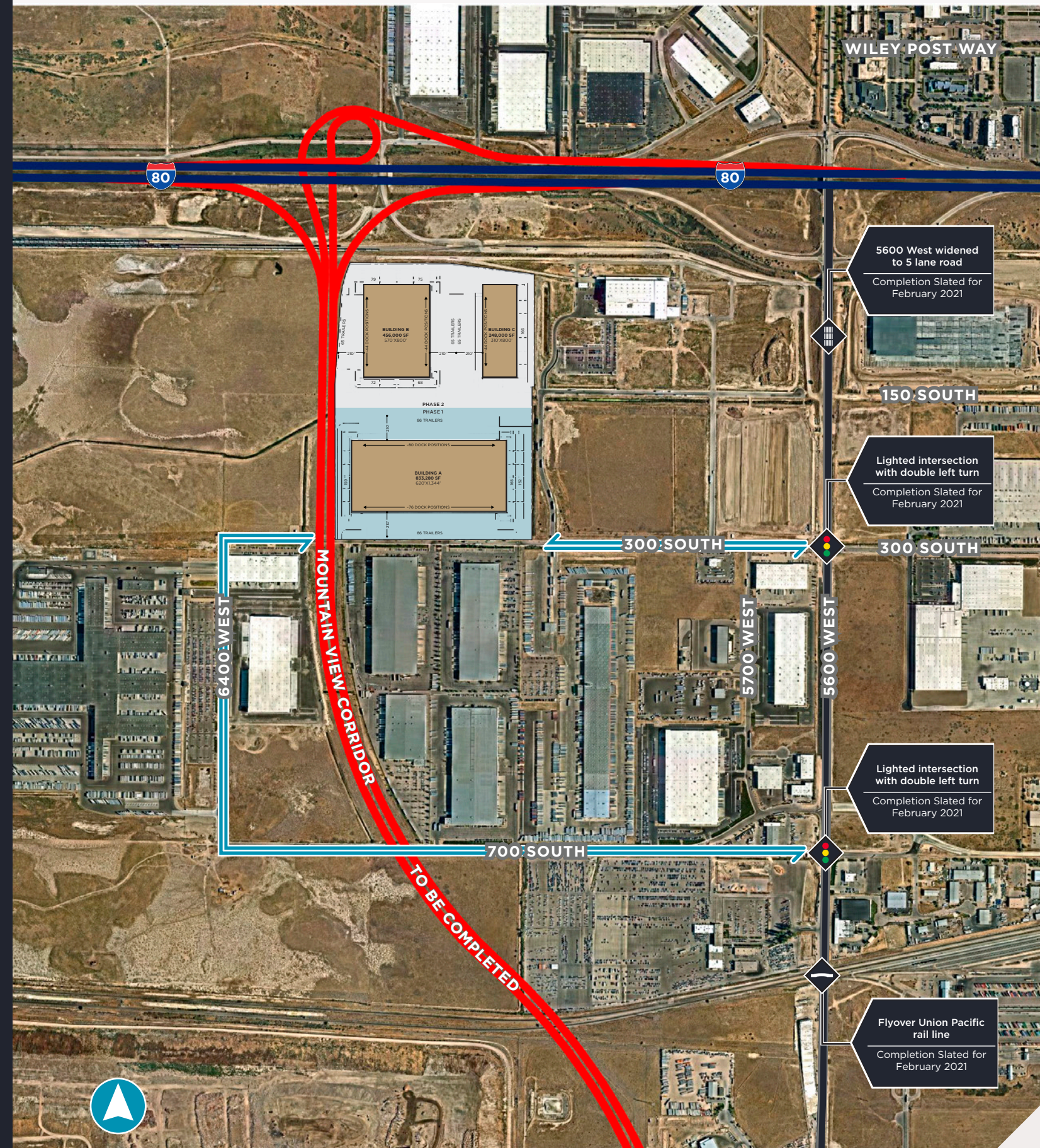
6 Miles
to/from Salt Lake City
International Airport

0.8 Miles
to/from I-80 via
5600 West

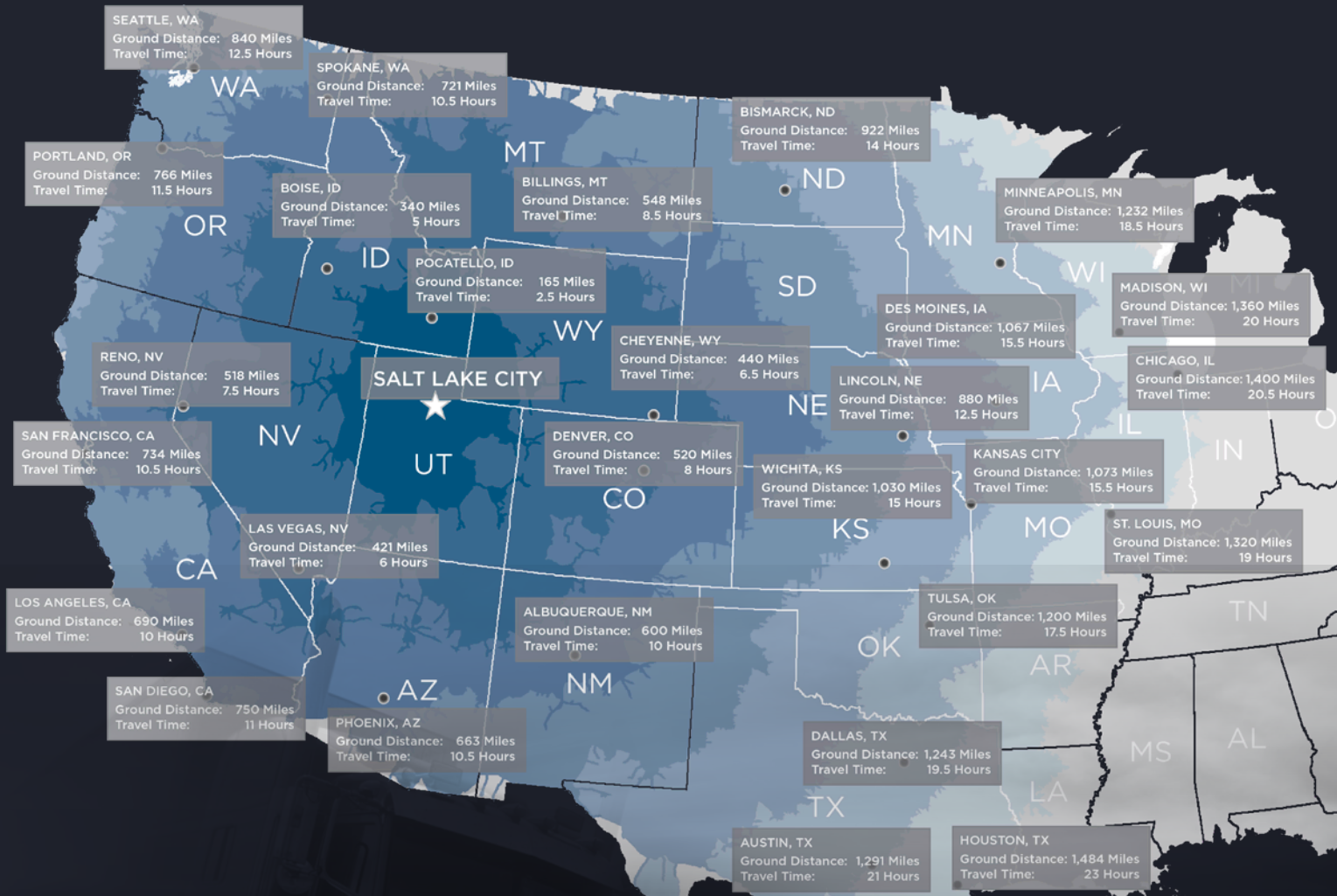
2.6 Miles
to/from Highway 201
via 5600 West

1.7 Miles
to the Union Pacific
Intermodal Hub

MAJOR INFRASTRUCTURE UNDERWAY



REGIONAL | DRIVE TIMES



DRIVE TIME	POPULATION
4.5 Hours	3.8M
9 Hours	14.3M
12 Hours	63M
15 Hours	78.7M
18Hours	88.2M
24Hours	115M
24 Hours	149.4M

ECONOMIC DASHBOARD

JOB GROWTH



Utah 3.3%
National 1.5%
DWS, Nov. 2019

POPULATION GROWTH



Utah 16%
National 6.3%
US Census, 2010-19

MEDIAN WAGE



Utah \$36,790
National \$38,640
BLS, May 2018

MEDIAN AGE



Utah 31
National 38.2
US Census, ACS 2018

COST OF LIVING INDEX



Utah 101.3
National 100.0
C2ER, Q3 2019

SPENT ON EDUCATION



Utah 40%
National 29%
US Census, 2015

CORPORATE TAX



Utah 4.95%
National 6.87%
Tax Foundation, 2019

GDP GROWTH



Utah 3.2%
National 1.9%
BEA, Q2 2019

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

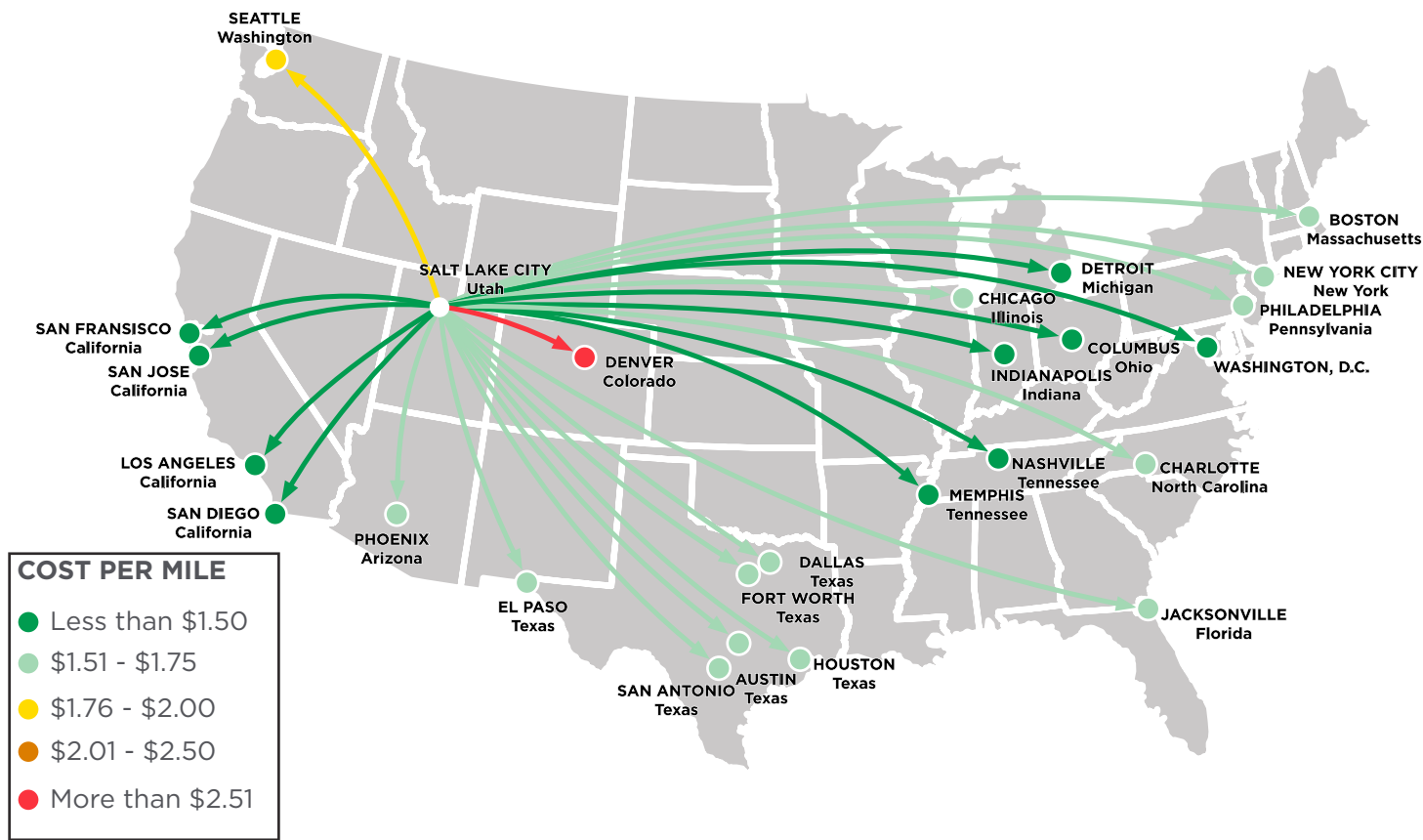
Utah ranks well across business costs compared to regional competitor states. Utah has a favorable tax climate-ranked 8th best in the nation-and has low utility and real estate costs. Utah also has a business friendly government and has eliminated or modified nearly 400 business regulations since 2011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

3

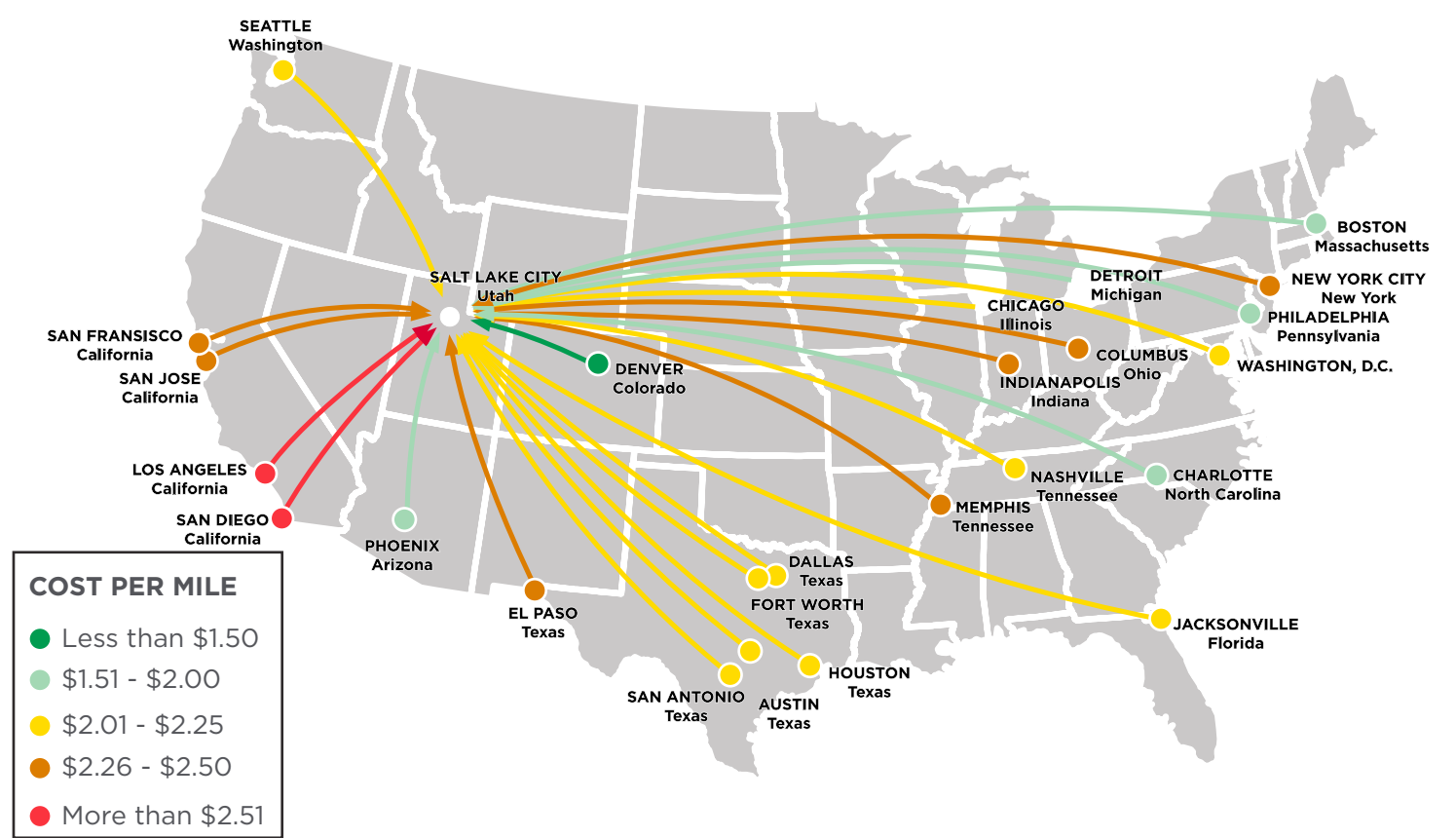
Utah's Manufacturing and Distribution industry has experienced employment growth of over 15% over the past five years. Within the industry, Warehousing and Storage increased by 44%.

Source: EDC Utah

OUTBOUND FREIGHT COSTS



INBOUND FREIGHT COSTS



MOUNTAIN VIEW INDUSTRIAL PARK

300 SOUTH 5960 WEST | SALT LAKE CITY, UT



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