

BUILD TO SUIT | FOR SALE OR LEASE

TOOELE VALLEY INDUSTRIAL LAND

2808 W. ERDA WAY | ERDA, UT 84074



76 Acres available in one of Utah's fastest-growing areas
Up to 1.3 million square-foot BTS possible

Colliers | 6440 S. Millrock Drive, Suite 500 | Salt Lake City, UT 84121 | colliers.com/saltlakecity

Property Highlights

APN: 01-441-0-0001 | 76 Acres



≤ 1.3 million SF BTS warehouse possible



~2,600 SF of frontage on Sheep Lane



Rural Economic Development Tax Increment Financing available



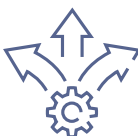
Direct access to I-80 via SR-179 and non-stop access to I-15 via I-80



10 minutes from the Savage Railroad transload facility



Shorter commutes to a new major employment center for local residents



SR-36 to I-15 available to avoid congestion



Shorter travel times to/from the south via SR-36 (up to 45+ minutes savings vs I-15)



Within one day's drive to many major West Coast and Mountain West markets



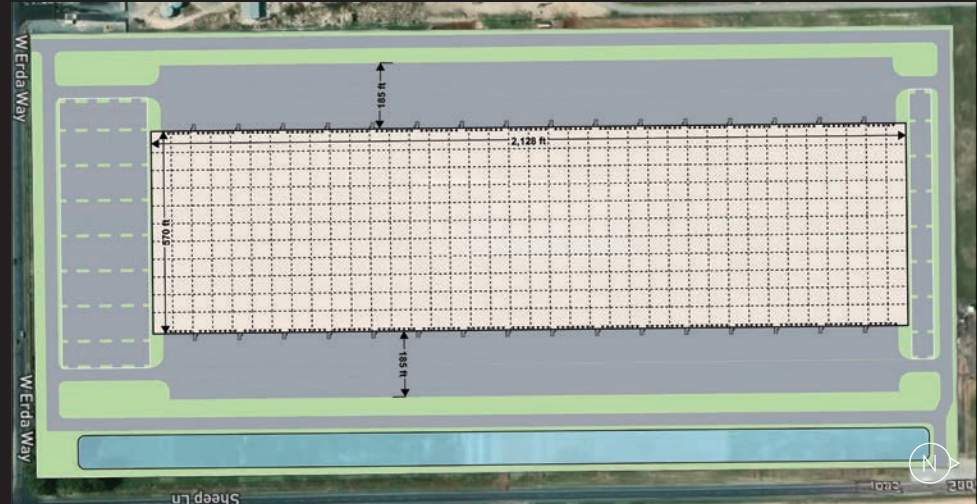
Conceptual Site Plans



Building image and conceptual site plans rendered by generativeAI

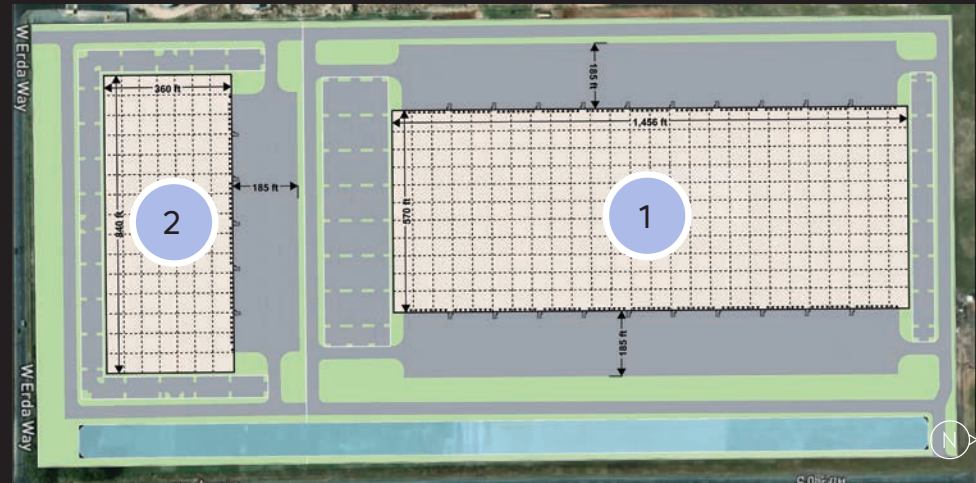
Conceptual Site Plan

1	Building Size	Dock High Doors	Drive-In Ramps
	1,212,960 SF	≤264	4



Conceptual Site Plan

2	Building 1 Size	Dock High Doors	Drive-In Ramps
	829,920 SF	≤180	4
	Building 2 Size	Dock High Doors	Drive-In Ramps
	302,400 SF	≤46	2



Conceptual Site Plans

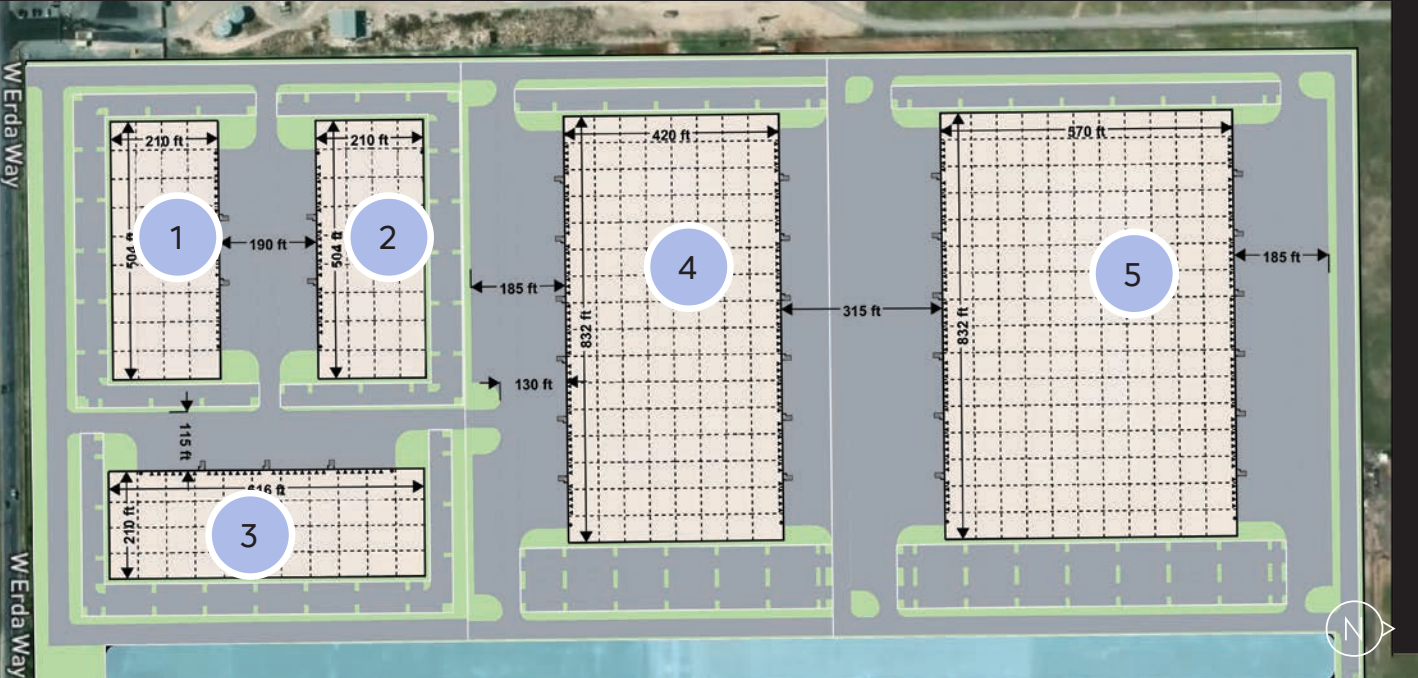


Building image and conceptual site plans rendered by generativeAI

Conceptual Site Plan

5

Building 1 & 2 Size	Dock High Doors	Drive-In Ramps
322,560 SF	≤50	2
Building 3 Size	Dock High Doors	Drive-In Ramps
129,360 SF	≤30	2
Building 4 Size	Dock High Doors	Drive-In Ramps
349,440 SF	≤104	4
Building 5 Size	Dock High Doors	Drive-In Ramps
474,240 SF	≤104	4



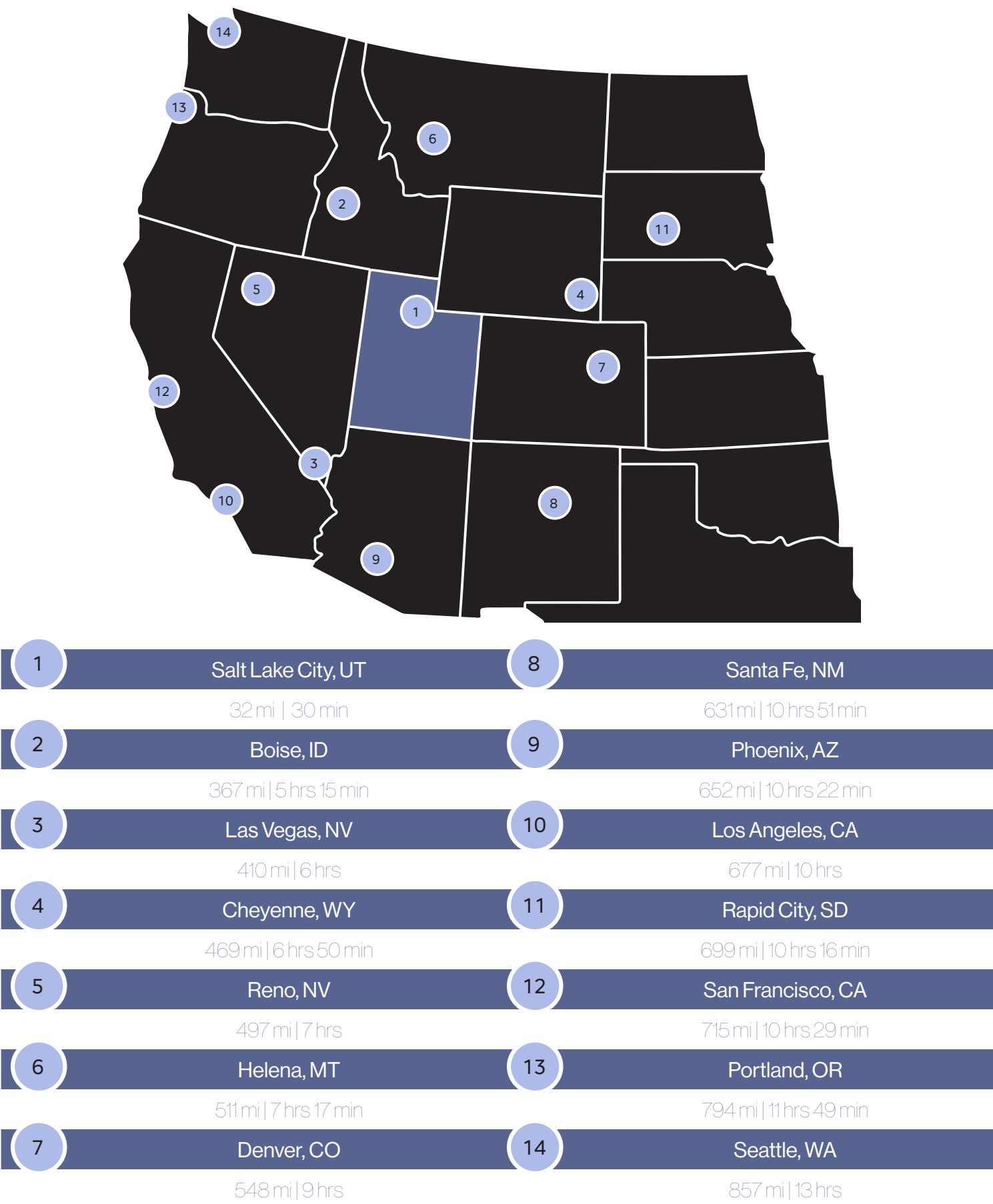
Superior Access



The use of **alternative route** removes truck traffic from 180 miles of I-15 and reduces travel time

Drive Times	
Salt Lake City International Airport	25 min
Salt Lake City CBD	30 min
NBI I-15 to I-84 Junction	50 min
Nevada state line	1 hr 20 min
Wyoming state line	1 hr 40 min
Idaho state line	1 hr 45 min
SR-36 SB to I-15 junction	2 hr 6 min
Arizona state line	4 hr 35 min
Colorado state line	4 hr 40 min

Crossroads of the West



High Growth Area



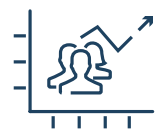
Tooele County is one of Utah’s fastest growing counties, located 34 miles west of Salt Lake City. Considerable growth over the past couple of decades has changed the economic landscape bringing new businesses and residential developments. The county’s strategic economic development plan focuses on local and regional collaborations to expand existing businesses and attract new ones to provide high-quality jobs, stimulate income growth and expand its service sector to cater to the growing population.

12.4%

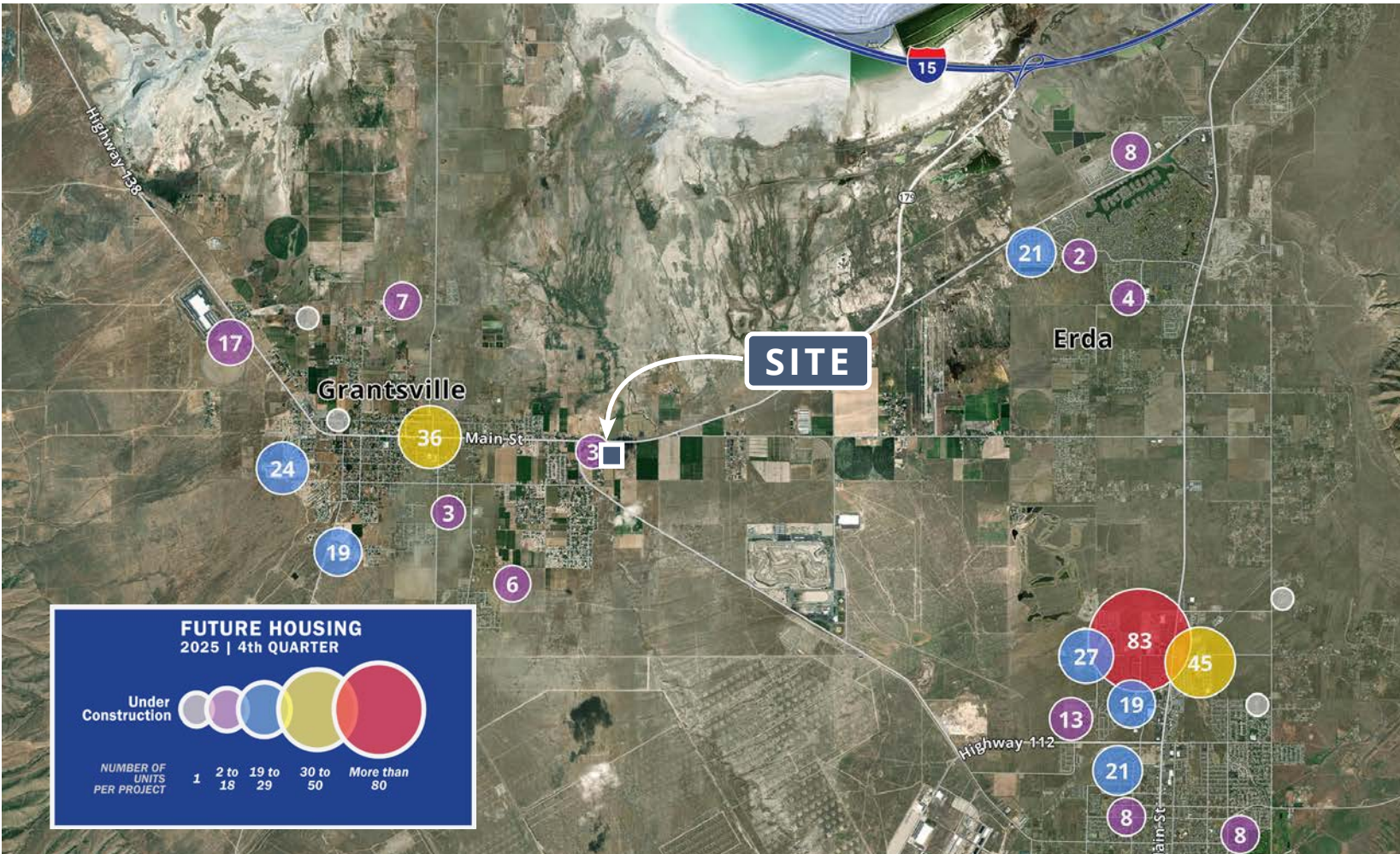
Population growth
2020-2024



75% of the local workforce
commute daily from Tooele County
to Salt Lake County for work



Fastest-growing county in
Utah at 3% according to the
U.S. Census Bureau



Tooele County

With fast growth comes new industry and housing opportunities. Tooele County is meeting that growth by prioritizing and supporting small businesses and entrepreneurship by investing in community growth, revitalization, and business attraction. Additionally, the county has invested with community partners like Tooele Technical College, to ensure a skilled workforce is available locally.

Tooele County was an important location for the U.S. Army's World War II preparation and training. Defense remains one of Tooele's largest economic sectors and the Tooele Army Depot one of the area's largest employers. In the west desert, the world-renowned Bonneville Salt Flats draw visitors from around the world to experience its beauty or to visit Bonneville Speedway, home to various land speed records.

Tooele also offers The Peak Complex, the ultimate destination for recreation that includes equine facilities, motocross tracks, a motorized arena, tournament soccer fields and baseball diamonds venues which host events like Country Fan Fest, Utah's biggest country music festival.



Population

85,153



2029 Projected Pop

95,124



Median Household
Income

\$100,184



Average Household
Income

\$119,264



Median Age

32.2

Yes, Utah

Utah regularly ranks among the best states for business, careers, living, health & quality of life.

With an array of employment opportunities in various industries, the state offers residents abundant lifestyle options ranging from quiet rural settings to thriving urban centers.

Utah is a geographically diverse state, world-renowned for its public lands and recreational opportunities, from mountain wilderness to desert landscapes. Utah has five national parks, six national forests and over a dozen ski resorts, some of which will host the 2034 Winter Olympics.



Population

3.5M



Population Growth

1.3 %



Median Wage

\$61,269



Median Age

32.4



Educated Workforce
with Bachelor's +

32.4

Utah Ranks

#1

Best Economic Outlook for the 19th consecutive year (Rich States Poor States - April 2026)

Best State for the third consecutive year (U.S. News & World Report - May 2025)

Cheapest State to Start a Business (CNBC - March 2025)

Best Business Climate (Schweitzer Engineering Laboratories - September 2024)

Most Affordable State (USA Today - March 2024)

Logistics & Distribution

From Logan in the north to St. George in the south, Utah's unmatched transportation infrastructure has earned it a reputation for building mutually beneficial relationships with companies in the logistics and distribution sectors. Utah's network of rails, roads and airports provide the backbone of Utah's freight network.

- United Parcel Service currently has more than 4,000 Utah workers and recently added more than 1,700 employees to its Salt Lake City location. The company recently opened its doors to a new 840,000 SF distribution center.
- Amazon selected Salt Lake City for a new regional fulfillment center. The company's 855,000-squarefoot distribution center in the city's northwest quadrant has more than 1,500 employees.
- In 2007 AmerSports relocated its North American headquarters to Ogden, Utah and recently announced it will expand its distribution operations, adding up to 155 jobs, \$6.5 million in state revenue, and \$32 million in capital investment over the next 10 years.
- Charlotte Pipe and Foundry Company, the nation's top maker of cast iron and plastic pipe and fittings, recently expanded its Cedar City, Utah facility. The expansion added more than 157,000 square feet to the plant and 30 new jobs.

Utah's freight industry has an
employment base of over

36K

Utah exports

\$12B

in goods and services annually

Utah is home to over

15K

trucking companies



Utah's Workforce

Utah's job market is robust & diversified. The economy booms thanks to a combination of strong employment growth, the vibrant & diverse industries present, & strategic collaboration between business, labor & government.

Utah's non-farm payroll employment for May 2025 increased an estimated 2.5 percent across the past 12 months, with the state's economy adding a cumulative 42,900 jobs since May 2024.

Utah is ranked as the 3rd best state for low tuition costs by The College Board and 2nd for best state overall for higher education by U.S. News & World Report.

Specialized Industry

Utah has emerged as an economic powerhouse in the past couple of decades. A strong economy and business-friendly environment drove the boom in the business landscape, attracting new businesses from various industries.

Multiple sectors are seeing significant growth, and the success bolsters the state's reputation for innovation and economic development. Utah continues to become more specialized through aggressive support from state lawmakers to grow targeted industries through innovative programs to expand access to talent and capital, improve supply chains, share industry expertise, drive research, and promote international trade.



Utah's Key Industries


Estimated Total Employees
1.4M


Services
57.4%


Infrastructure
21.5%


Retail Trade
21.1%


Advanced Manufacturing


Logistics & Distribution


Software & Information Technology


Life Sciences & Healthcare


Aerospace & Defense


Financial Services

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