



NINIGRET DEPOT



1st Quarter, 2020



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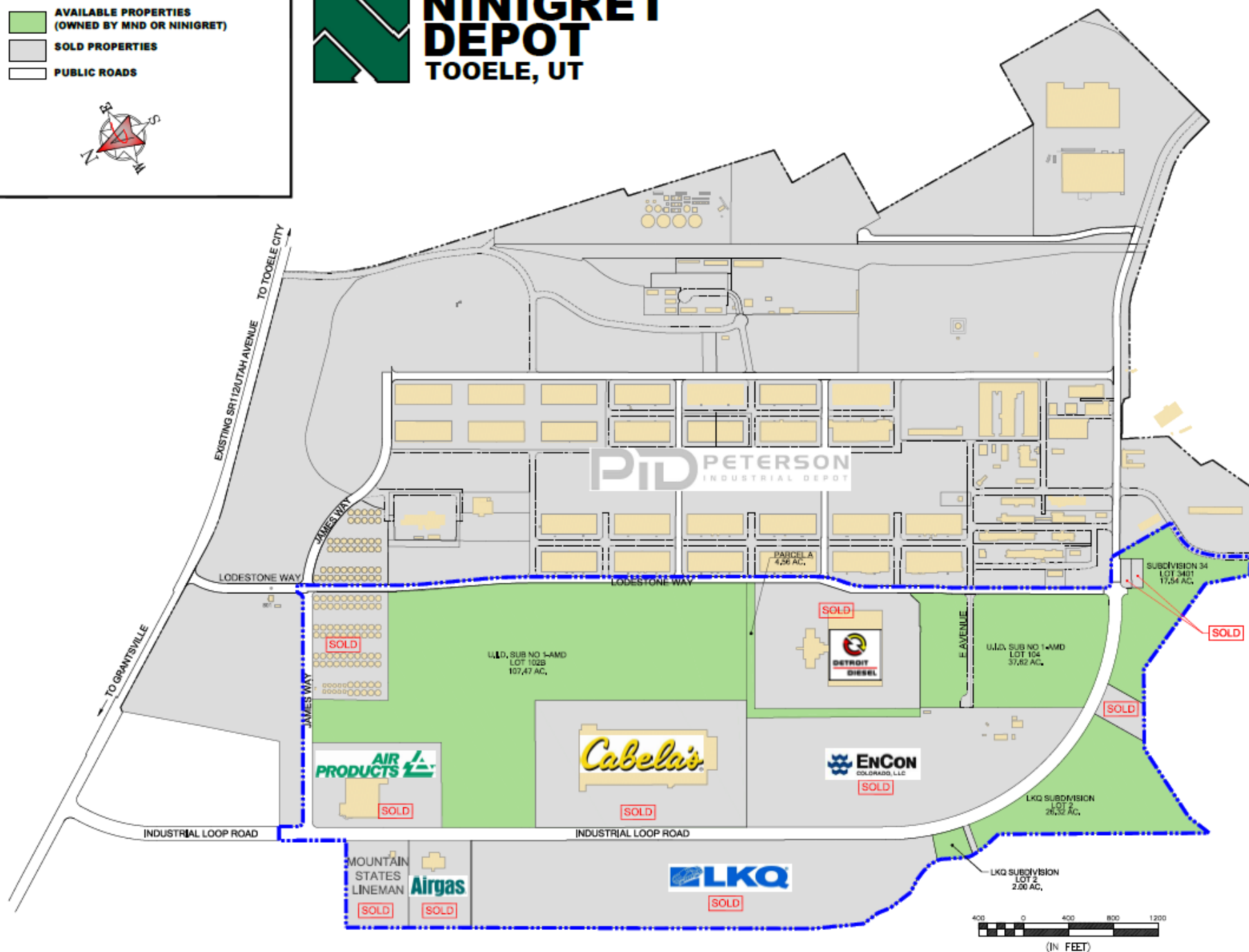
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# LEGEND

- AVAILABLE PROPERTIES  
(OWNED BY MND OR NINIGRET)
- SOLD PROPERTIES
- PUBLIC ROADS



**NINIGRET  
DEPOT**  
TOOELE, UT







# EAST VIEW







# NORTHEAST VIEW







# NORTH VIEW



AIR  
PRODUCTS

Cabela's

PID PETERSON  
INDUSTRIAL DEPOT





# MIDVALLEY HIGHWAY



## Midvalley Highway Tooele County



### PROJECT OVERVIEW

Midvalley Highway will connect S.R. 138 and I-80 in Tooele County. The highway addresses anticipated traffic congestion on S.R. 36 and the I-80/Lake Point interchange through the year 2040. It will provide increased north-south transportation capacity, as well as an alternate access road to I-80.

### BENEFITS

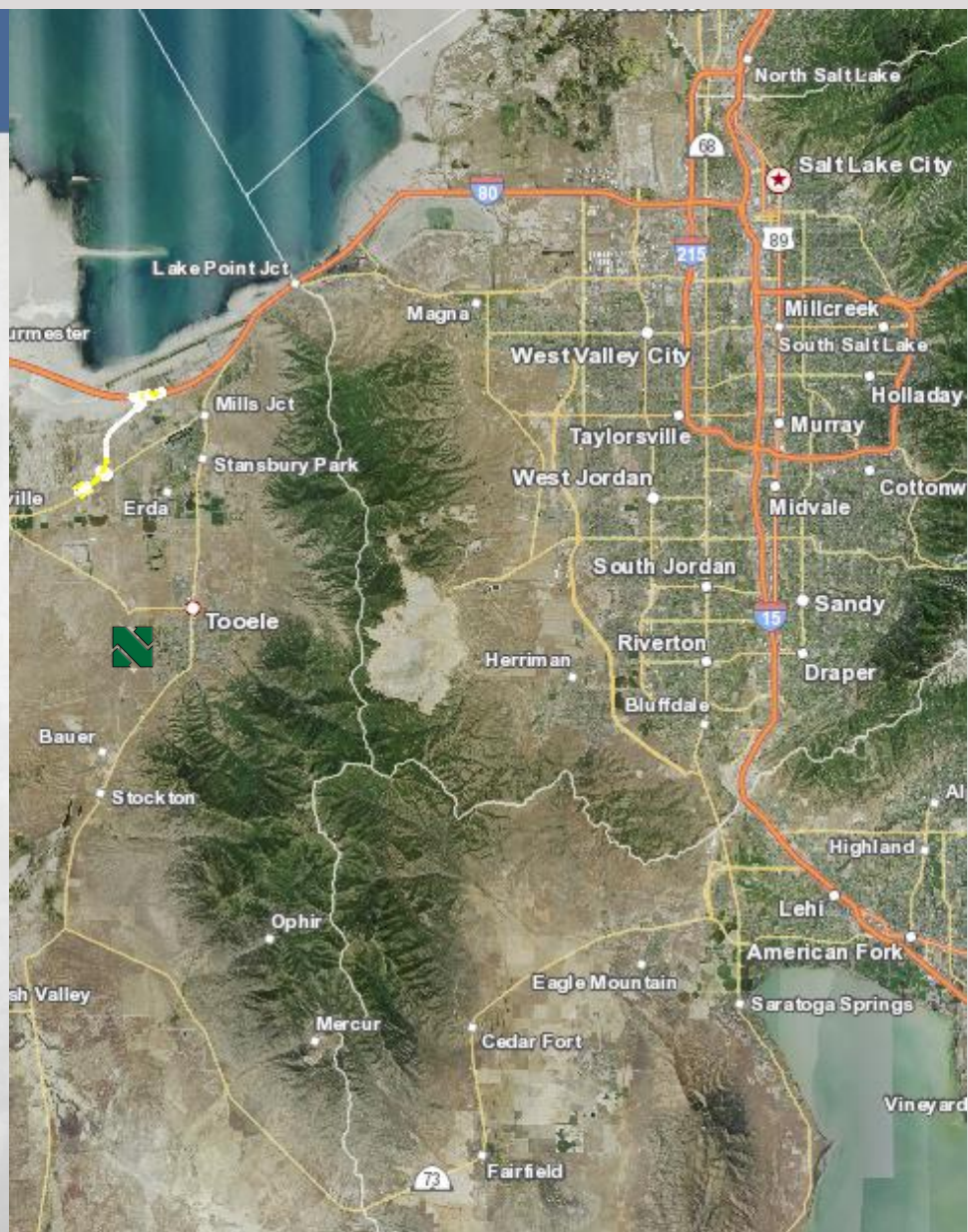
Once complete, Midvalley Highway will provide motorists with an alternate route to travel from Tooele City to Salt Lake County and I-80 and ease congestion caused from significant anticipated growth in the area.

### FUNDING

FUNDING (TIF)		
1	Midvalley	\$74.4M
Total Cost:		\$74.4M



### SCHEDULE

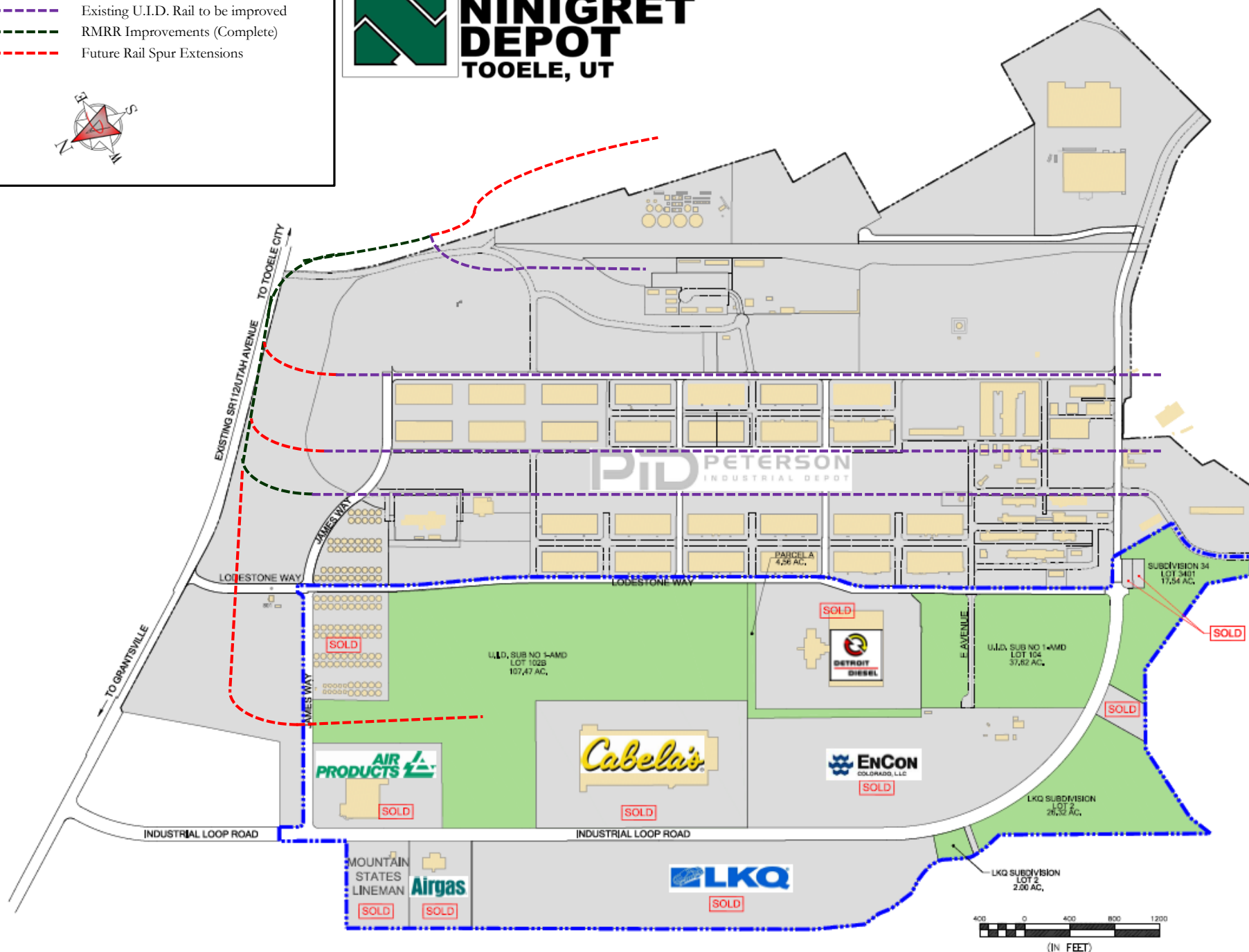


# RAILROAD LEGEND

- Existing U.I.D. Rail to be improved
- RMRR Improvements (Complete)
- Future Rail Spur Extensions



## NINIGRET DEPOT TOOELE, UT





# Ninigret Depot Highlights

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## PROPERTY HIGHLIGHTS

Ninigret Depot currently has approximately 100 acres of shovel-ready, entitled land available for immediate development. Ninigret Depot is strategically located just 30 minutes from Salt Lake City's International Airport and City Center.

## SITE INFRASTRUCTURE

Fully improved land sites with all utilities

## TRANSPORTATION

Direct Access to State Highway 112 and within 15 miles of Interstate 80, a major East-West distribution corridor

## RAIL

Rail service available with access to the Union Pacific line and within 30 miles of Union Pacific Intermodal Terminal in Salt Lake City.

## AIRPORT

Approximately 25 minutes to Salt Lake International Airport.

## INCENTIVES

Ninigret Depot is located within a Redevelopment Area, which allows for an expanded array of possible assistance to a new company depending on the nature of the proposed development and employment opportunities for the community.

## EMPLOYMENT BASE

Tooele County has a strong employment base and also draws from the Salt Lake Metropolitan Area's population of over 2 million people. The Tooele Applied Technology College (TATC) is located within minutes of the Depot. The TATC works closely with employers to determine the latest skills required for jobs in demand.



# Surrounding Companies

**Cabela's**



**AIR PRODUCTS**

**Aztec**  
Coatings

**Airgas**

**CARLISLE**  
SYNTEC SYSTEMS



**ENCON**  
UTAH, LLC

**ERS**  
ELECTRIC REPAIRS & MAINTENANCE

**GE**  
GRANDSTAFF ELECTRIC



**BAILAC**

**Wasatch**  
Heating & Air Conditioning

**P. MECHANICAL  
H. CONTRACTING  
E.**  
COMMERCIAL  
PLUMBING & HEATING

**ReddyIce**




**TEKKO**

**UTA**  
UTAH TRANSIT AUTHORITY

**UTAH**  
FABRICATION





## Recent Developments at the Depot

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- About 60 tenants currently operate at the Depot including Detroit Diesel, Utah Transit Authority, Walmart, Utah Fabrication and the Tooele City School District
- In 2014, Cabela's purchased land to build a 600,000 square foot distribution center. The facility is state-of-the-art and created approximately 250 jobs.
- In 2015, Airgas, Inc, one of the nation's leading suppliers of industrial, medical, and specialty gases, and related products opened a 20,000 square foot facility.
- In 2019, LKQ Corporation, a leading provider of alternative and specialty parts for automobiles and other vehicles, began operating their new, state-of-the-art, processing facility. The site was selected by LKQ due to its access to I-80, land costs and shovel-ready condition.
- The Midvalley Highway is expected to address anticipated traffic congestion on the SR 36 and the I-80 Lake Point interchange. Once complete, Midvalley Highway will provide motorists with an alternate route to travel from Tooele City to Salt Lake County and I-80. The anticipated completion date is Fall of 2021.



# Location Highlights

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## **Land Improvements**

The land is fully improved with zoning and right-to-build approved and all utilities in-place. The area benefits from direct access to State Highway 112, is within 15 miles of Interstate 80, a major East-West artery, and is located 25 minutes from Salt Lake City International Airport. In addition to highway access, rail can be extended to service the vacant land.

## **Employment Base**

Tooele County has a strong employment base and also draws from the Salt Lake Metropolitan Area's population of over 2 million people. The Tooele Applied Technology College (TACT) is located within minutes of the Ninigret Depot and works closely with employers to determine the skills required in the area.

## **Incentives**

The Depot is located within a previously established Redevelopment Area, where the city of Tooele allows for an expanded array of possible assistance to a new company based on the nature of the proposed development. In addition to the city's incentives, the Utah Governor's Office of Economic Development has an assistance program of state-sponsored incentives for business relocation and expansion. These incentives are used to attract companies that create new, high-paying jobs that help improve the standard of living, diversity the state economy, increase the tax base, attract and retain top-level management, and encourage graduates of in-state universities to remain in Utah.



# Tooele County Population Growth

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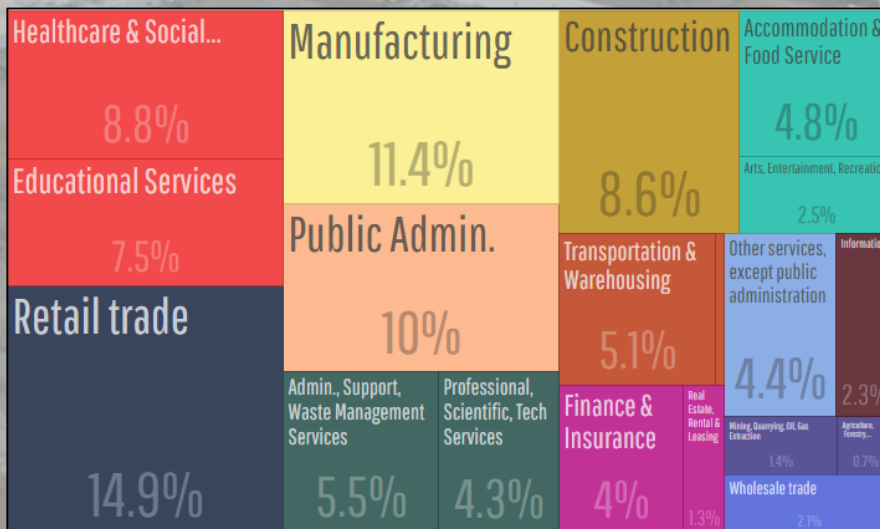
	2010	2011	2012	2013	2014	2015	2016	2017	2018
Population	58,501	59,184	59,788	60,640	61,448	62,641	64,599	67,456	69,907
Growth	n/a	683	604	852	808	1,193	1,958	2,857	2,451
Rate	n/a	1.17%	1.02%	1.43%	1.33%	1.94%	3.13%	4.42%	3.63%

- Median Age of 31.0 years versus National Median of 37.2 years
- 3-Year (2014-2017) Population Growth Rate of 2.44%. Over three times the national growth rate and twice the Utah Growth rate over the same time period.
- Tooele County is the 7<sup>th</sup> fastest growing county in the United States.
- Much of the population growth is due to the relative affordability and quality of life with more space, less traffic, and cleaner air offered by Tooele County.



# Tooele City Economic Growth

Occupations	2016	%
Agriculture, Forestry, Fishing, Hunting	101	0.7%
Admin, Support, Waste Management	791	5.5%
Arts, Entertainment, Recreation	365	2.5%
Accommodation & Food Services	689	4.8%
Construction	1,238	8.6%
Educational Services	1,076	7.5%
Finance & Insurance	567	4.0%
Healthcare & Social Assistance	1,263	8.8%
Information	324	2.3%
Manufacturing	1,639	11.4%
Mining, Quarrying, Oil, Gas Extraction	202	1.4%
Other Services except Public Administration	631	4.4%
Public Admin.	1,429	10.0%
Professional, Scientific, Tech Services	609	4.3%
Retail Trade	2,128	14.9%
Real Estate, Rental & Leasing	190	1.3%
Transportation & Warehousing	735	5.1%
Utilities	38	0.3%
Wholesale Trade	303	2.1%
<b>Total</b>	<b>14,318</b>	<b>100.00%</b>



## Major Employers Include:

- Detroit Diesel
  - Mountain West Medical
  - Carlisle Syntec
  - Usana
  - Overstock.com
  - Walmart
- Job growth of 1.4% between 2015-2016
  - Future job growth over the next 10 years is predicted to be 39.1%, which is higher than the US average of 38% according to Sperling's.
  - Unemployment rate of 3.3% versus 4.0% nationally
  - Average income of \$22,423 a year versus US average of \$28,555.





## Aerial Overview

