

REGIONAL MAP



DRIVE TIMES FROM SITE

City	Miles	Time	City	Miles	Time	City	Miles	Time
Salt Lake City	43	40min	Denver	558	8	Phoenix	705	10.5
Idaho Falls	254	3.5	Billings	590	9	San Diego	740	11
St. George	289	4.25	Great Falls	600	9	Portland	800	12
Grand Junction	325	5	Sacramento	620	9	Seattle	880	13
Boise	380	5.5	Albuquerque	634	10	Cheyenne	481	7
Las Vegas	409	6	Los Angeles	675	10	Los Angeles	675	10
Reno	488	7	San Francisco	700	10.5			



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DISTRIBUTION LAND

MILE MARKER 6 & HIGHWAY 138 GRANTSVILLE UTAH



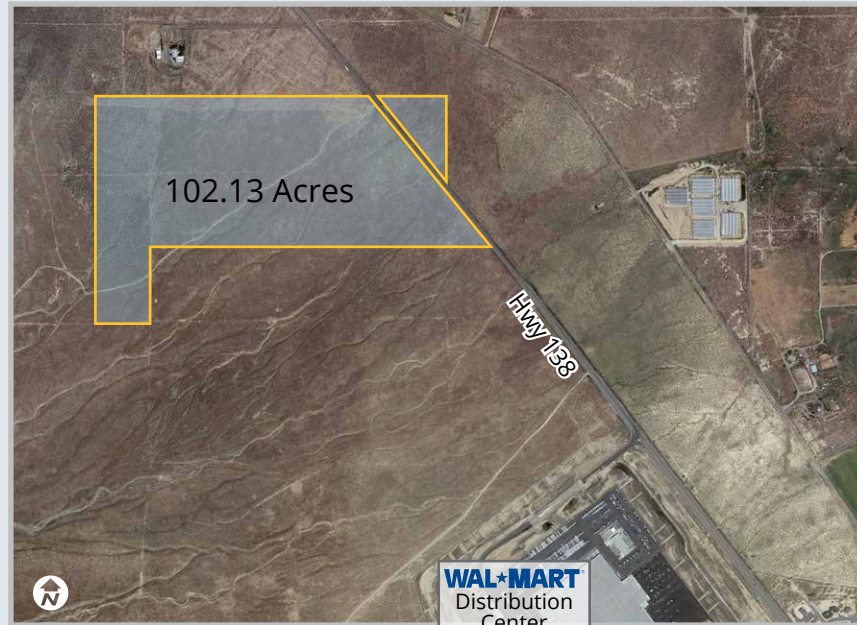
- Land Size: 102.13 Acres
- Price: \$54,450 per acre (\$1.25 per square foot)





DISTRIBUTION LAND

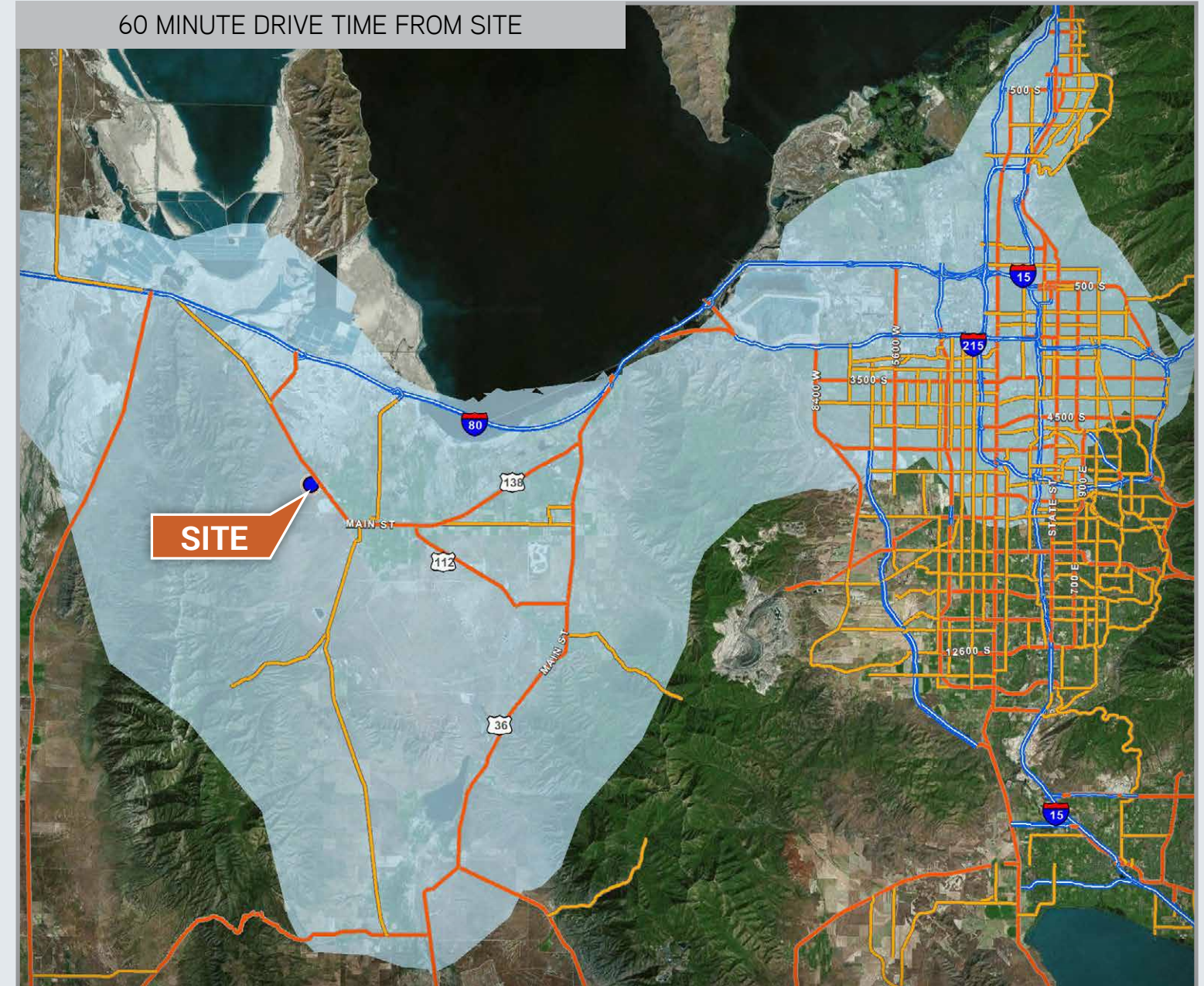
MILE MARKER 6 & HIGHWAY 138 GRANTSVILLE UTAH



- 102.13 Acres
- \$1.25 per square foot
- 6 Miles off of I-80 via Highway 138
- Located next to the 1,200,000 square foot Walmart Distribution Center
- Access to workforce in Salt Lake City, Tooele and Grantsville
- Great location for Western United States Distribution Hub
- Utilities close by



60 MINUTE DRIVE TIME FROM SITE



ACCOLADES

- Pew – Utah #2 in Nation for Income Growth 2016
- Forbes magazine ranked Utah the “Best State for Business” in 2010, 2011, 2012, and 2015
- Pollina Corporate Real Estate ranked Utah as the No. 1 “Pro Business State” in 2012, 2013, 2014, and 2015
- CNBC ranked Utah no. 3 for “America’s Top States for Business”
- Utah is one of only ten states in the nation to hold a Triple-A credit rating from all three major credit rating agencies

ENERGY

- Electric power and natural gas rates are among the nation’s lowest

WORKFORCE

- Population of 2.953 million
- Labor Force of over 2.6 million
- Seasonally adjusted unemployment rate of 3.5%
- \$3,877 is the average monthly wage
- 92,900 established businesses
- Job growth projected at 2.8 percent throughout 2020



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