



JLL SEE A BRIGHTER WAY



Union Pacific  
Railroad

I-15 on off ramp

180 Acres



# WHITE ROCK BUSINESS PARK

600 W 800 N, Willard, UT

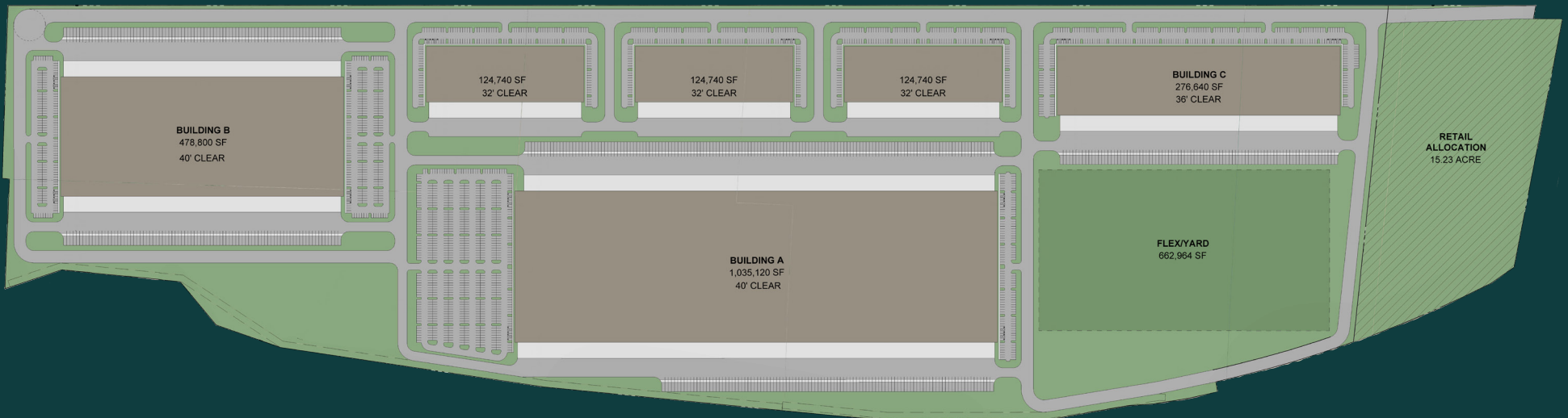
INDUSTRIAL LAND AVAILABLE, LEASE OR BUID TO SUIT



- Permissive Willard Manufacturing (M) Zoning
- Municipality highly supportive of industrial uses
- REDTIF incentive available
- Rail serve capable
- Divisible to +/- 15 acres
- 0.25 miles from I-15 on ramp with excellent visibility

# Conceptual Site Plan

It can be adjusted to suit a user's needs



# Drive Time

 **Frontage**

 **17 miles**

Ogden  
**17.6 miles | 21 mins**

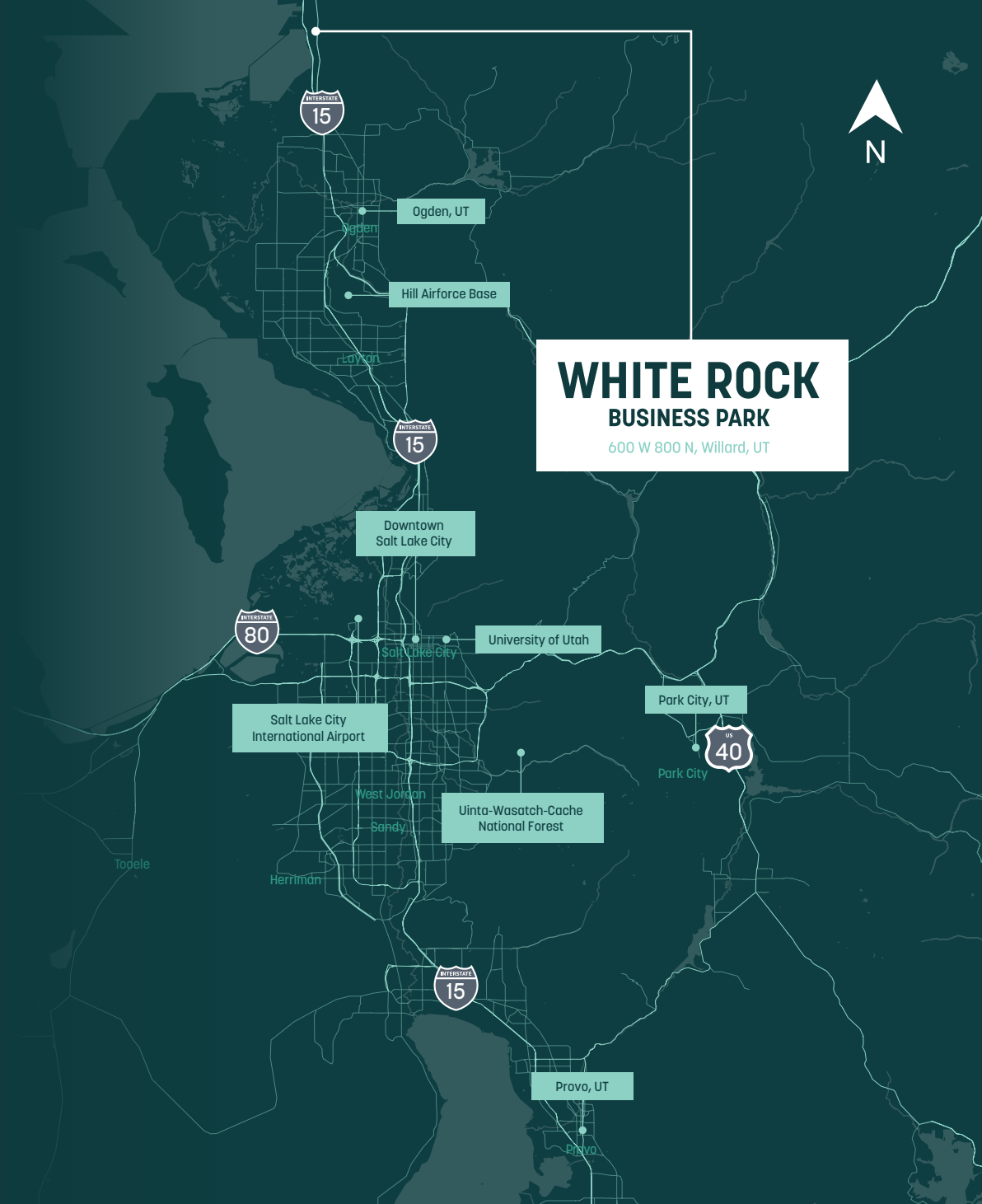
Salt Lake City  
International Airport  
**52.9 miles | 47 mins**

Downtown Salt Lake  
**51.7 miles | 47 mins**

Intermodal Hub  
**51.5 miles | 47 mins**

Hill Air Force Base  
**26.2 miles | 26 mins**

Park City  
**82.1 miles | 1 hr 18 mins**



# Why Utah

#1

**Fastest Growing State in Manufacturing Employment 2019-2023**

(Economic Innovation Group, 2024)

#1

**State for Upward Social Mobility**

(Archbridge Institute, 2023)

#1

**Overall State Ranking**

(U.S News 2024)

#2

**State for Education**

(U.S News 2024)

#3

**State Economy**

(U.S News 2024)

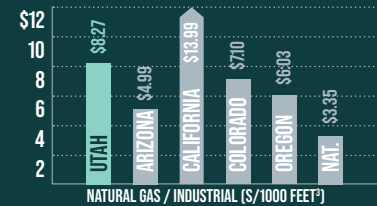
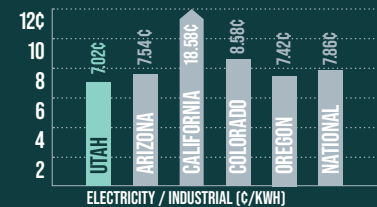
#3

**State Infrastructure**

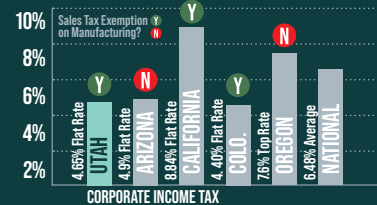
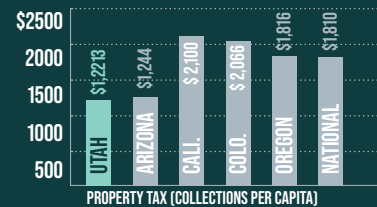
(U.S News 2024)

## INDUSTRIAL COSTS

### UTILITIES

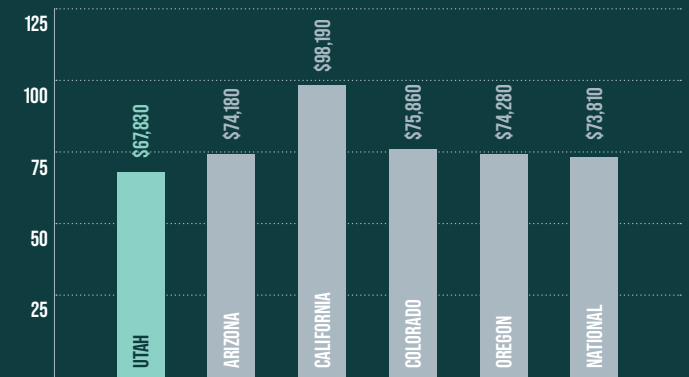


### TAXES



## MANUFACTURING AND DISTRIBUTION WAGES

### MANUFACTURING & DISTRIBUTION INDUSTRY AVERAGE WAGE



### OTHER COMPARATIVE WAGES IN MANUFACTURING & DISTRIBUTION

OCCUPATION	UTAH	ARIZONA	CALIFORNIA	COLORADO	OREGON	NATIONAL
SHIPPING RECEIVING & TRAFFIC CLERKS	\$37,000	\$39,400	\$43,300	\$43,500	\$43,100	\$41,300
INDUSTRIAL MACHINERY MECHANICS	\$65,700	\$65,700	\$70,400	\$69,200	\$67,000	\$64,000
FIRST-LINE SUPERVISORS OF PRODUCTION & OPERATING WORKERS	\$66,100	\$68,300	\$74,100	\$73,100	\$65,600	\$69,400
MACHINISTS	\$59,400	\$55,000	\$55,600	\$55,200	\$57,000	\$52,700
PACKAGING & FILLING MACHINE OPERATORS & TENDERS	\$36,200	\$37,800	\$41,400	\$40,600	\$38,700	\$39,700
HELPERS-PRODUCTION WORKERS	\$35,500	\$34,200	\$39,300	\$40,500	\$40,000	\$37,200
HEAVY & TRACTOR-TRAILER TRUCK DRIVERS	\$57,400	\$53,700	\$56,300	\$57,900	\$59,200	\$55,000
INDUSTRIAL TRUCK & TRACTOR OPERATORS	\$48,000	\$46,700	\$48,500	\$47,900	\$48,700	\$44,800

# Workforce Demographics

## Above Average Manufacturing and Blue Collar Employment

Radius	Industry	Employed	Site Percent	US Percent
2.5 mile	Manufacturing	318	18.6%	10.0%
	Blue Collar	419	24.5%	21.0%
5 mile	Manufacturing	1,110	17.3%	10.0%
	Blue Collar	1,517	23.6%	21.0%
10 mile	Manufacturing	6,604	16.6%	10.0%
	Blue Collar	9,924	24.0%	21.0%
25 mile	Manufacturing	43,238	14.4%	10.0%
	Blue Collar	77,387	25.7%	21.0%

## State Incentives

### Go Utah REDTIF (Rural Economic Development Tax Increment Financing) Program

Incentives are available to select companies that create new, high-paying jobs that improve quality of life, increase the tax base, and help diversify the state's economy.

- Incentive is offered as tax credit rebates and are disbursed after the company meets contractual performance benchmarks. Benchmarks include:
  - Job creation paying at least 100% of county average wages (\$31,738.00 in Box Elder County per US Census Bureau)
  - New capital expenditures
  - Payment of state taxes
- The Program is post-performance, refundable tax credit rebate of up to 50% of new state revenues (sales, corporate, and withholding taxes paid to the state)
- Local entities may or may not participate in tax based incentives



#### Culum J. Mills

+1 801 456 9526  
culum.mills@jll.com

#### Wick Udy

+1 801 456 9523  
wick.udy@jll.com

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