

BUILD TO SUIT | LAND FOR SALE

GOLDEN SPIKE INDUSTRIAL PARK



108+ ACRES BUILD TO SUIT OPPORTUNITY

BRIGHAM CITY, UTAH



108+ ACRES

BUILD TO SUIT/LAND FOR SALE



SITE HIGHLIGHTS



Build to suit opportunity



5 buildings in Phase I



Ranging from 100,000 SF - 1 MSF



Zoning: M-G (Heavy Industrial Land Use)



Compatibility: Manufacturing, industrial, distribution, cold & food, data center



Heavy power planned
*specifications to be determined



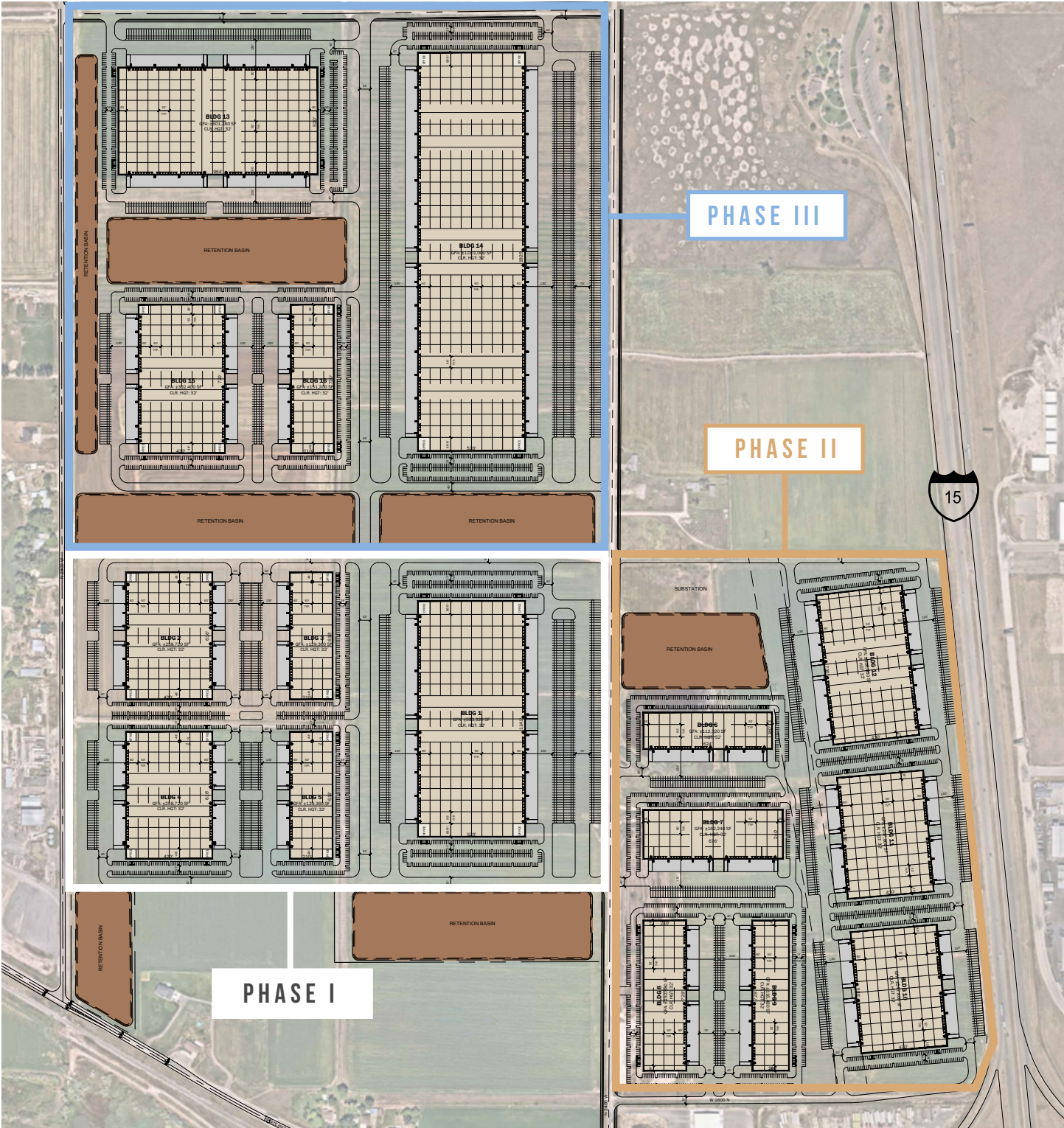
Water and sanitary available



Excellent access, connectivity, and visibility

BUILD TO SUIT/LAND FOR SALE

PRELIMINARY SITE PLAN



PHASE I

GROSS SITE AREA	4,927,193 SF	113.11 AC
BUILDING 1	593,320 SF	
BUILDING 2	258,720 SF	
BUILDING 3	129,360 SF	
BUILDING 4	258,720 SF	
BUILDING 5	129,360 SF	

PHASE II

GROSS SITE AREA	4,420,238 SF	101.47 AC
BUILDING 6	112,320 SF	
BUILDING 7	162,240 SF	
BUILDING 8	152,880 SF	
BUILDING 9	116,480 SF	
BUILDING 10	247,800 SF	
BUILDING 12	247,800 SF	
BUILDING 12	306,600 SF	

PHASE III

GROSS SITE AREA	6,785,688 SF	155.78 AC
BUILDING 13	501,280 SF	
BUILDING 14	1,001,000 SF	
BUILDING 15	302,400 SF	
BUILDING 16	151,200 SF	

BUILD TO SUIT/LAND FOR SALE

LOCATION HIGHLIGHTS



- Located in [Box Elder](#) county, planned annexation into [Brigham City](#)
- Foreign Trade Zone (Zone 30)
- M-G Zoning (Industrial/Manufacturing Land Use)
- [UIPA Golden Spike Project Area](#) (Pursuing inclusion)
- N 2400 W - Planned widening to accommodate truck traffic
- 5 minute drive to Brigham City Municipal Airport
- 12 minute drive to Perry Port of Entry
- Immediate access to I-15, HWY-13 and I-84

BRIGHAM CITY

UTAH GROWTH

Golden Spike Industrial Park offers compelling business incentives through key initiatives: the [Golden Spike project from the Utah Inland Port Authority](#) and the Economic Development Tax Increment Financing (EDTIF) program. Located within the designated EDTIF zone and qualifying for the enhanced [Rural Economic Development Tax Increment Financing \(REDTIF\) program](#), this property provides businesses access to more significant incentive amounts. These initiatives are designed to attract, retain, and expand companies, creating valuable employment opportunities and fostering economic growth in Box Elder County and the surrounding region.



**Governor's Office of
Economic Opportunity**



KEY INCENTIVES



Strategic Location

Exceptional access to major highways (I-15, I-84, US 89, US 91), Union Pacific rail, and a nearby General Aviation Municipal Airport.



REDTIF Tax Credits

Eligible rural companies can receive enhanced post-performance tax credits or grants up to 50% of new state tax revenue for creating high-paying jobs and making capital investments, including authorized non-retail projects.



Targeted Industry Support






EDTIF program focuses on key sectors such as Advanced Manufacturing, Aerospace and Defense, Financial Services, Life Sciences, and Software/IT.



Customized Incentives

Tailored financial incentives are available based on factors like job creation, wage levels, capital expenditure, and corporate citizenship efforts.

LABOR AND DEMOGRAPHICS

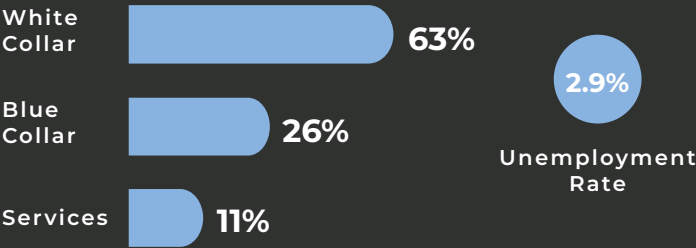
	10 MILES	20 MILES	30 MILES
 Population	42,270	279,219	604,400
 Total Labor Force	20,717	142,613	312,958
 Growth Rate (Next 5 Years)	1.34%	1.27%	1.08%
 Median Household Income	\$86,962	\$82,177	\$87,564
 Median Age	34	31	32

Source: Esri 2024

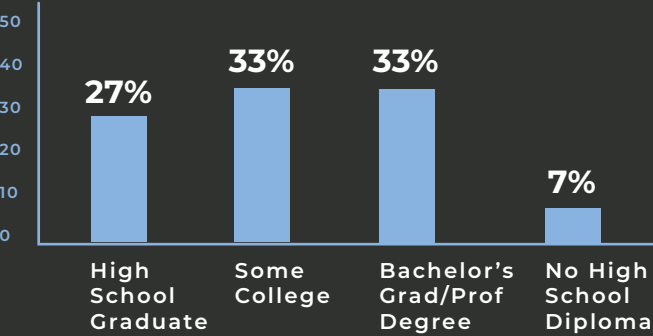


STRONG MANUFACTURING TALENT BASE

EMPLOYMENT



EDUCATION



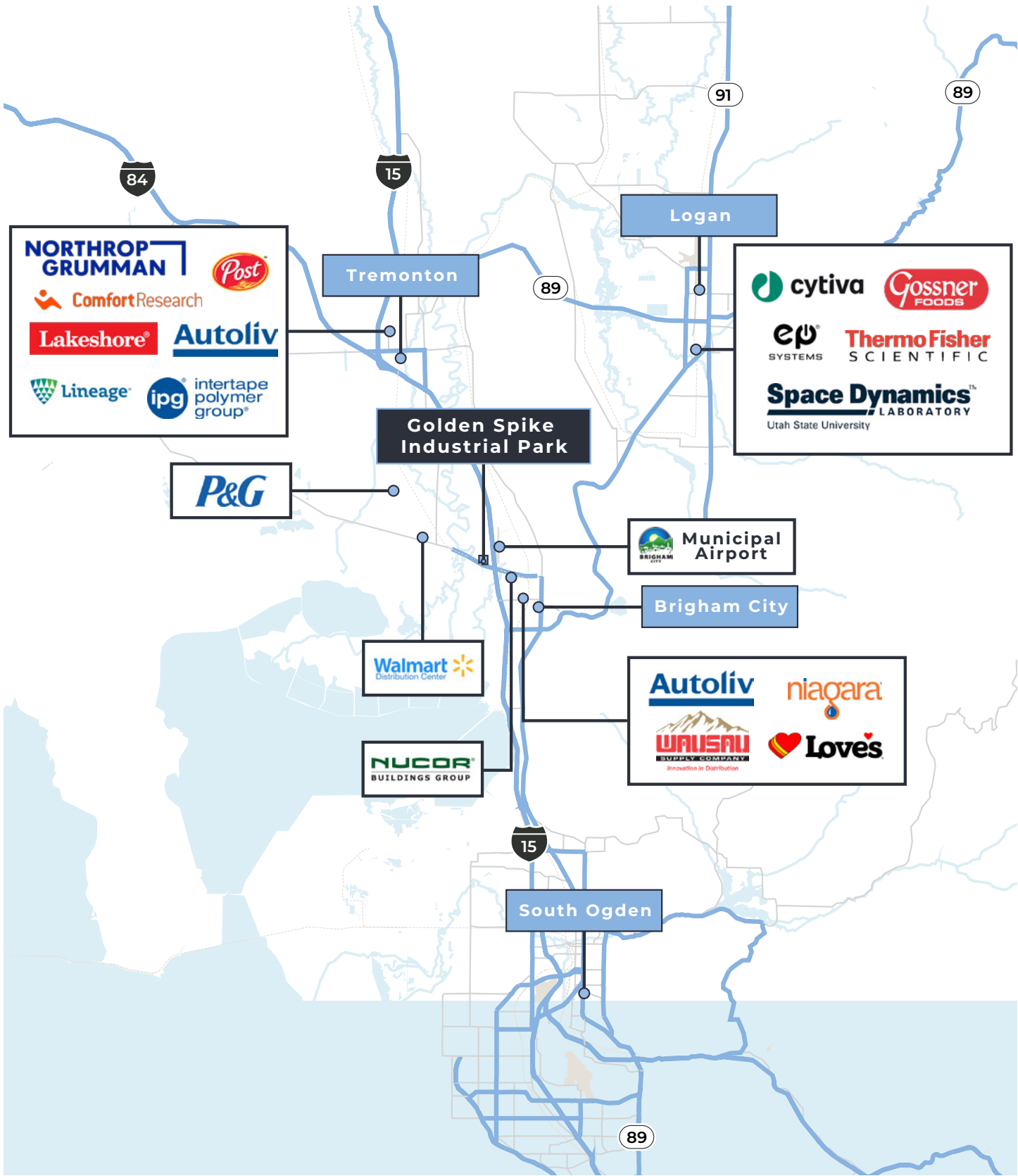
INDUSTRY CONCENTRATION



30 Mile Radius

SITE	TRANSPORTATION/ WAREHOUSE COMPANIES	MANUFACTURING COMPANIES	TRANSPORTATION/ WAREHOUSE EMPLOYEES	MANUFACTURING EMPLOYEES
Golden Spike Industrial Park	265	644	2,451	26,003
Airport	459	870	7,965	24,269
Bluffdale	115	410	1,439	10,337
Davis County	116	247	1,124	5,790
Draper	204	603	2,498	12,994
East 215 Belt	279	863	3,225	17,897
Sandy	174	509	2,281	10,801
South Salt Lake	349	939	3,701	17,676
Utah County	95	245	1,557	6,226
Weber County	91	238	1,091	7,557
West Jordan	315	806	4,800	19,279

PROXIMITY TO MAJOR HUBS



REGIONAL CONNECTIONS



Albuquerque, NM	599 MI	9.5 HRS	Phoenix, AZ	700 MI	11 HRS
Billings, MT	552 MI	8.5 HRS	Pocatello, ID	165 MI	2.5 HRS
Boise, ID	345 MI	4.5 HRS	Portland, OR	766 MI	11 HRS
Cheyenne, WY	441 MI	6.5 HRS	San Diego, CA	750 MI	10.5 HRS
Denver, CO	521 MI	7.5 HRS	San Francisco, CA	736 MI	10.5 HRS
Las Vegas, NV	422 MI	6 HRS	San Jose, CA	768 MI	11 HRS
Los Angeles, CA	700 MI	10 HRS	Seattle, WA	840 MI	12 HRS

GOLDEN SPIKE INDUSTRIAL PARK



FOR MORE INFORMATION, PLEASE CONTACT:

WICK UDY

+1 801 456 9523

wick.udy@jll.com

RHETT RASMUSSEN

+1 480 828 1528

rhett.rasmussen@jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.