

WEST HAVEN COMMERCE CENTER

**INDUSTRIAL
BUILD-TO-SUIT
FOR LEASE**

SIZE | UP TO 153,259 SF
LEASE RATE | NEGOTIABLE
ZONING | M-1, LIGHT INDUSTRIAL

1900 WEST / 2100 SOUTH WEST HAVEN, UTAH 84401



CBRE

DELIVERY PLANNED Q1 2026

BUILDING FEATURES



TWO CLASS A REAR LOAD DISTRIBUTION FACILITIES



ZONED M-1, LIGHT INDUSTRIAL IN WEST HAVEN



ESFR FIRE SUPPRESSION



CONCRETE TILT CONSTRUCTION



180' TRUCK COURT



7" CONCRETE SLAB, SEALED AND CAULKED



WAREHOUSE LIGHTING (SHELL ONLY) 36' FC AT 4' ABOVE FLOOR



60 MIL SINGLE PLY ROOF WITH 20 YEAR MFG WARRANTY

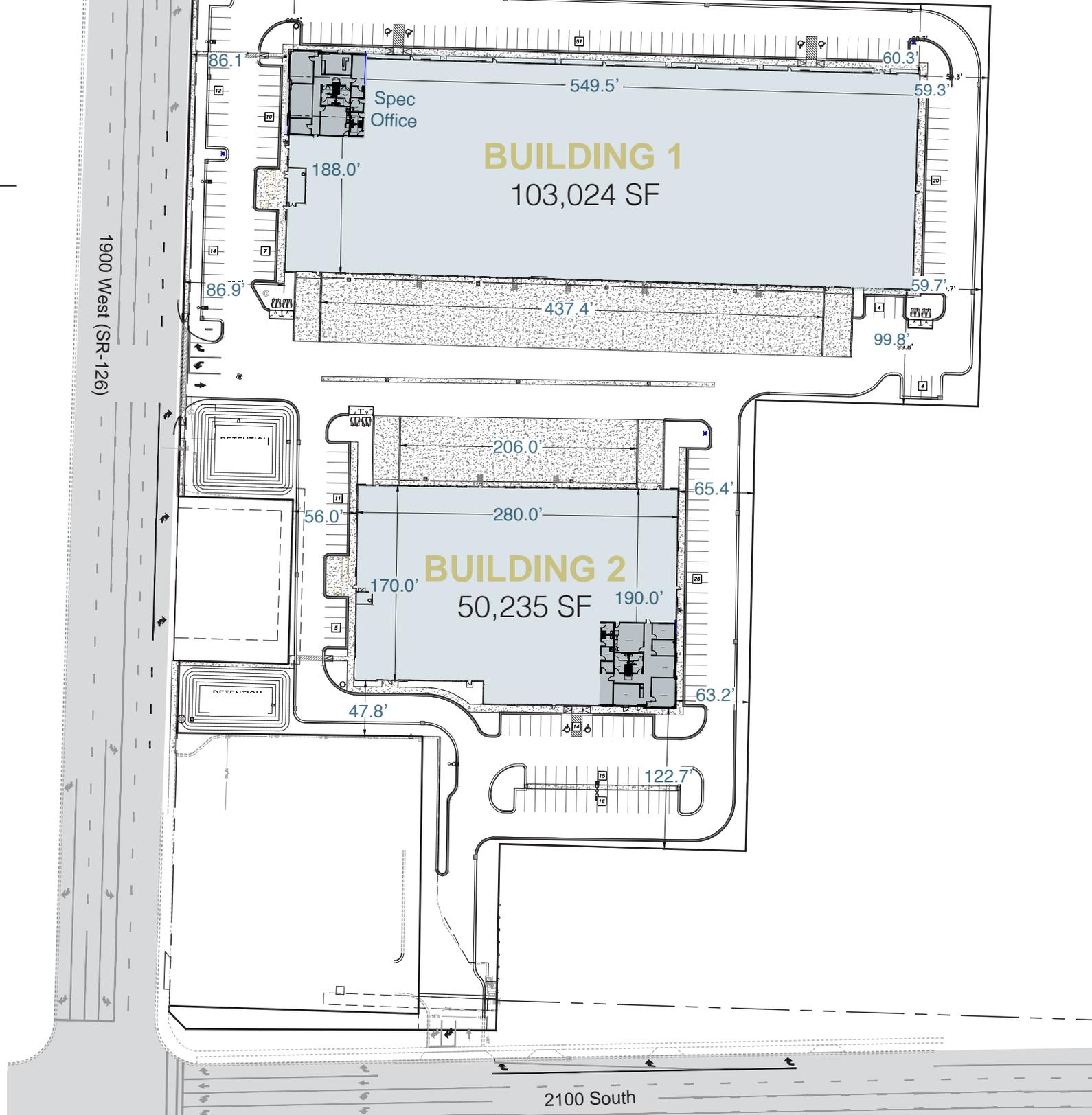


CABLE AND HIGH SPEED FIBER AVAILABLE

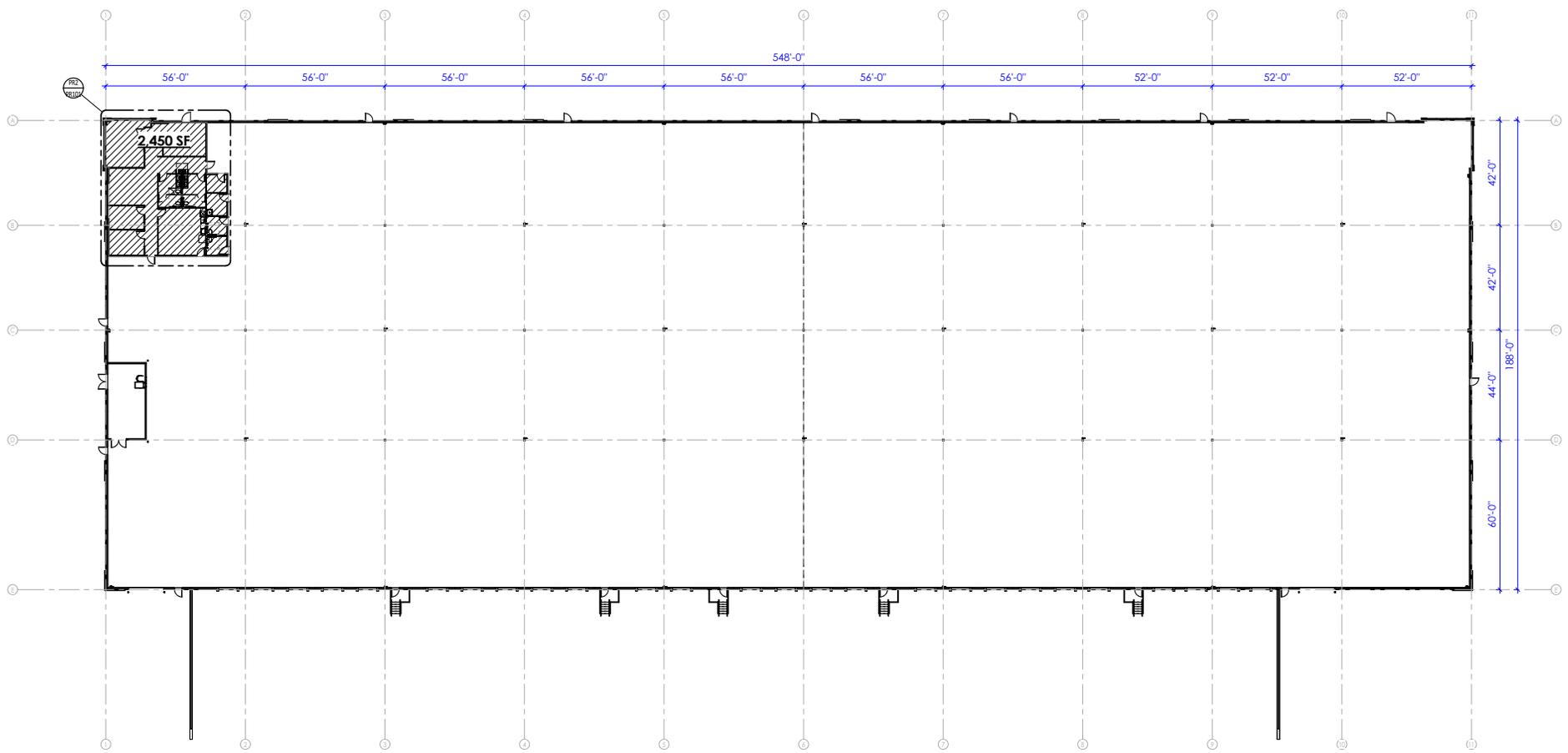


INTERIOR PAINTED WITH WHITE SCRIM FOIL AT CEILING FOR OPTIMUM LIGHTING

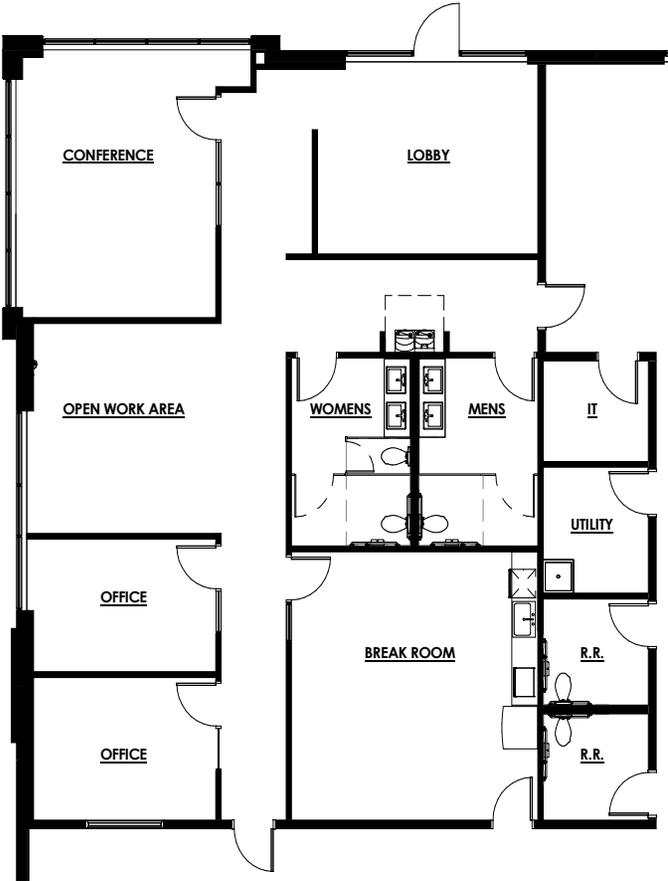
SITE PLAN



FLOOR PLAN / BUILDING 1



OFFICE PLAN / BUILDING 1



BUILDING FEATURES / BUILDING 1



BUILDING SIZE: 103,024 SQ. FT.



TOTAL PARKING: 128 STALLS



DIVISIBLE TO: ± 31,584 SQ. FT.



CLEAR HEIGHT: 32'



SPEC OFFICE: ± 2,450 SQ. FT.



**COLUMN SPACING: 56' X 42' (TYPICAL)
60' SPEED BAYS**



2 GRADE LEVEL DOORS (12' X 14')



BUILDING DIMENSIONS: 548' W X 188' D

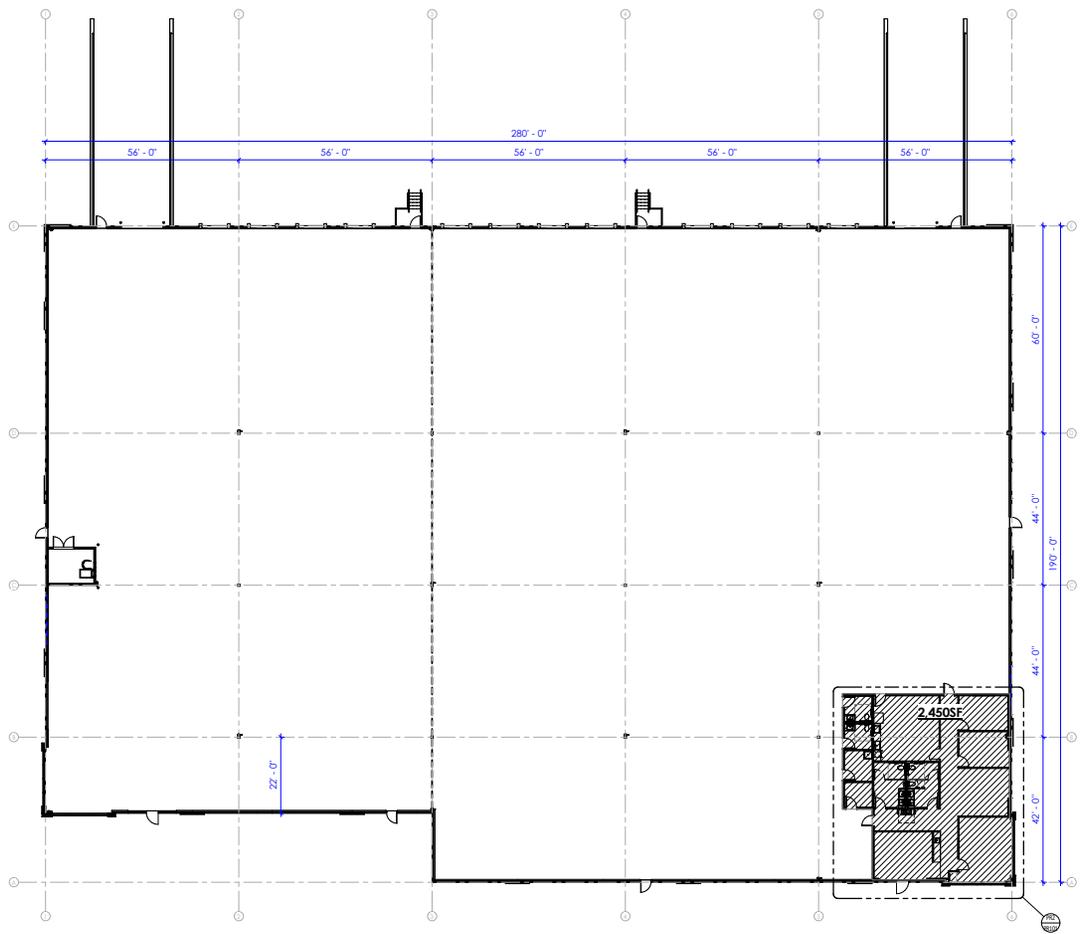


**16 DOCK HIGH DOORS (9' X 10')
(UP TO 26 DOCK HIGH DOORS POSSIBLE)
- 35,000 LB. MECHANICAL LEVELERS
AT EACH DOCK DOOR POSITION,
DOCK BUMPERS AND SHELTERS**

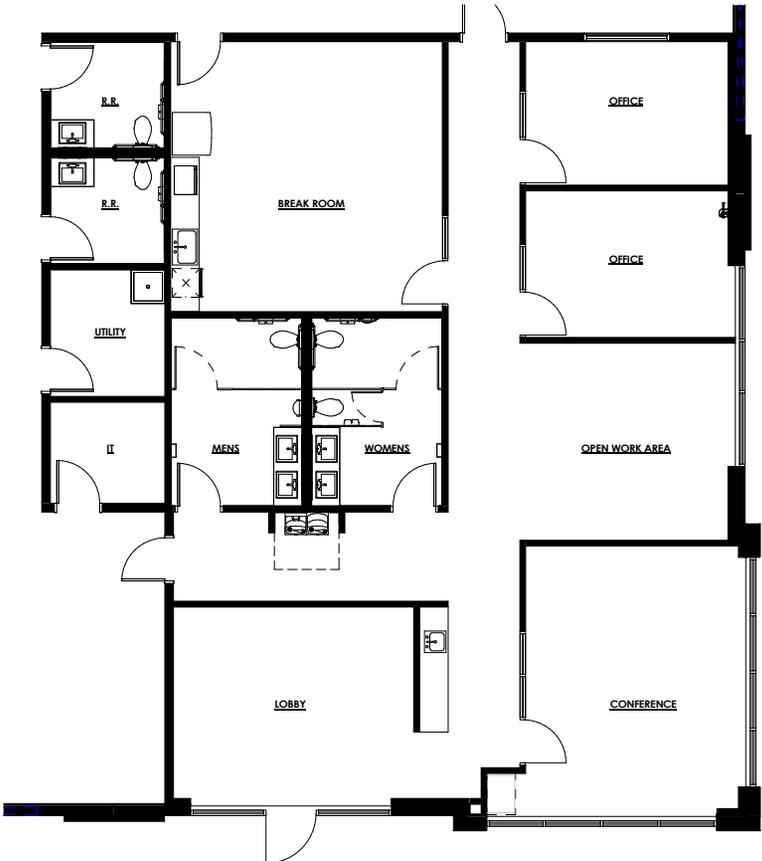


**POWER: 1,200 AMPS, 480 VOLT, 3 PHASE
(POTENTIALLY EXPANDABLE TO 2,000 AMPS)**

FLOOR PLAN / BUILDING 2



OFFICE PLAN / BUILDING 2



BUILDING FEATURES / BUILDING 2



BUILDING SIZE: 50,235 SQ. FT.



TOTAL PARKING: 86 STALLS



DIVISIBLE TO: ± 19,040 SF



CLEAR HEIGHT: 28'



SPEC OFFICE: ± 2,450 SQ. FT.



**COLUMN SPACING: 56' X 44' (TYPICAL)
60' SPEED BAYS**



2 GRADE LEVEL DOORS (12' X 14')



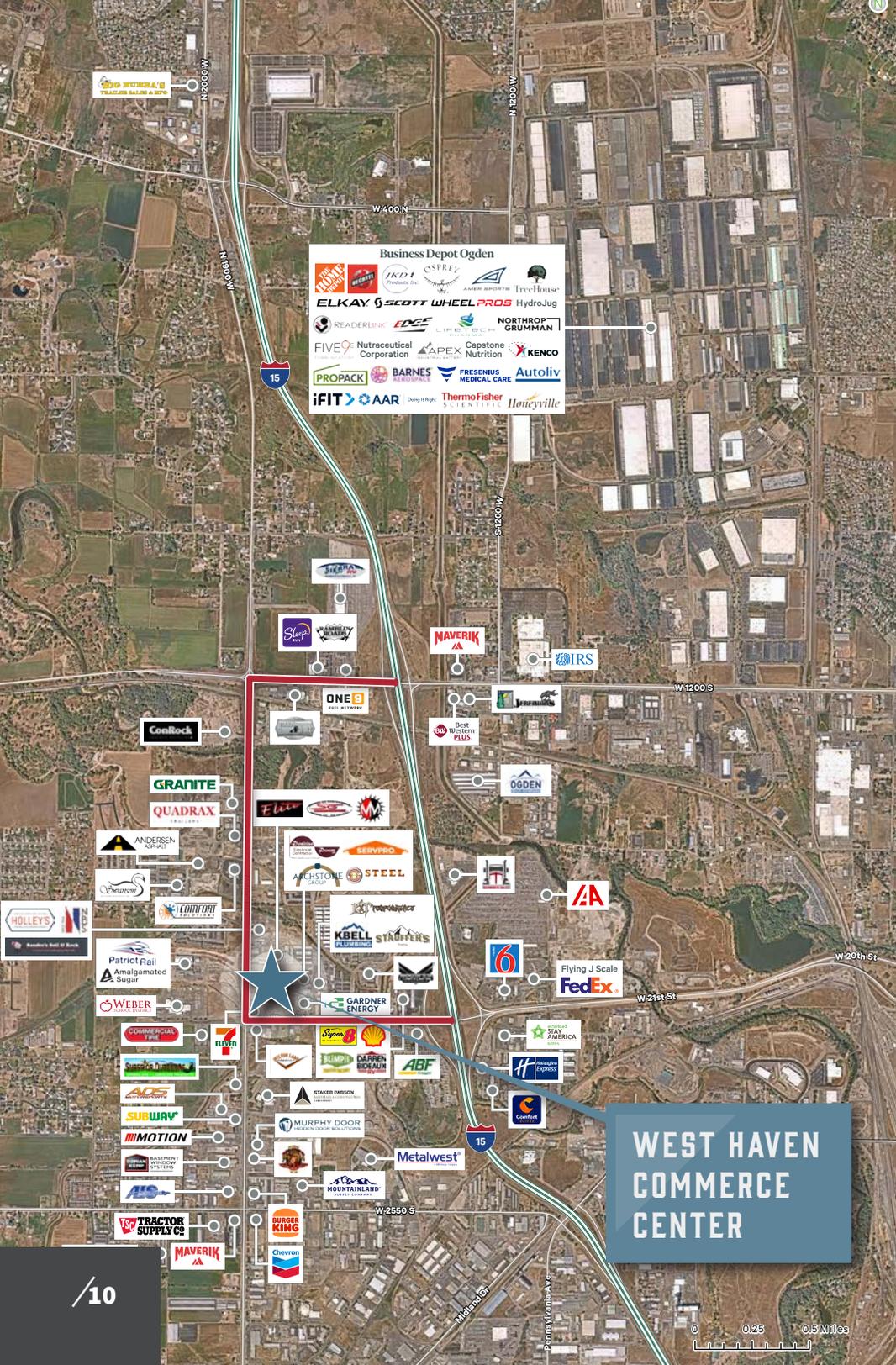
BUILDING DIMENSIONS: 280' W X 190' D



**14 DOCK HIGH DOORS (9' X 10')
- 35,000 LB. MECHANICAL LEVELERS
AT EACH DOCK DOOR POSITION,
DOCK BUMPERS AND SHELTERS**



**POWER: 1,200 AMPS, 480 VOLT, 3 PHASE
(POTENTIALLY EXPANDABLE TO 1,600 AMPS)**



AREA OVERVIEW

Located on 1900 West, the property offers excellent connectivity, with the I-15 interchange via 21st street just a half a mile away and the interchange via 12th street only 1.6 miles away. It is also approximately 5 miles from the Business Depot of Ogden (BDO), providing convenient access to one of the region’s key industrial hubs.

This prime location provides users easy access to numerous amenities, including dining, hotels, and fuel services, making it highly desirable for a variety of uses.

LARGE USERS IN THE AREA INCLUDE:

- + The Home Depot
- + Hershey
- + Northrop Grumman
- + Elkay
- + Readerlink
- + Autoliv
- + Barnes Aerospace
- + Amer Sports

NORTHERN UTAH IS A GREAT PLACE FOR BUSINESS!

- + Wages below the national average
- + A young and well-educated workforce
- + High quality of living

More information can be found at <https://nuea.org/doing-business-here>

**WEST HAVEN
COMMERCE
CENTER**

LOCATION OVERVIEW



LOCAL DRIVE TIMES

7 MIN
TO OGDEN-HINCKLEY AIRPORT

18 MIN
TO HILL AIR FORCE BASE

35 MIN
TO SALT LAKE INTERNATIONAL AIRPORT

35 MIN
TO DOWNTOWN SALT LAKE CITY

WHY UTAH

UTAH'S ECONOMIC ACCOLADES

#1

Technology Concentration & Dynamism
(Milken Institute)

Biggest Growths in GDP of 2021
(Forbes, 2021)

Most Independent States
(Wallethub 2022)

Best Economic Outlook
(US News 2021)

Economic Outlook (15th straight year)
(ALEC-Laffer state economic competitiveness index, 2022)

Best State Economy
(US News, 2021)

Lowest Unemployment Rate (tied with Nebraska)
(SL Chamber of commerce, 2022)

Private Sector Job Growth
(Forbes, 2021)

Best States for GDP Growth
(US News, 2021)

#1 Best State
(U.S. News and World Report, 2023)

#2 Unemployment Rate's Bounce back from Covid-19
(Wallethub, 2022)

#3 Best States for Business, continuing more than a decade in top three
(Forbes)

#4 Best States for Business, a repeat in the top ten
(U.S. News and World Report)

#5 Best States for Business, a repeat in the top five
(CNBC)

#10 Quality of Education
(US News, 2021)



WHY UTAH

DEMOGRAPHICS: WEBER / DAVIS COUNTY 2024 ESTIMATE

Population	659,404
Households	214,223
Average Household Income	\$124,693
Civilian Population 16+ in Labor Force	347,521
Median Age	32.8

#1 Best Place to Start a Business
Utah is the No. 1 best state to start a business
(WalletHub - January 2023)

#1 Best Economic Outlook
Utah ranked No. 1 for the 15th year in a row
(Rich State Poor States - April 2022)

#3 Best Economy
Utah ranked the nation's best economy and No. 3 Best State overall
(U.S. News & World Report - July 2023)

UTAH'S HIGH QUALITY OF LIFE



STATE COMPARISON OF BUSINESS COSTS

	Property Tax (collections per capita)	Corporate Income Tax <i>Source: taxfoundation.org</i>	Utilities: Electricity / Industrial (cent/kWh)	Utilities: Natural Gas / Industrial (\$/1000 Feet)
UT	\$1,153.00	4.95% (Flat rate)	6.47	7.34
AZ	\$1,150.00	4.90% (Flat rate)	7.70	6.96
CA	\$1,840.00	8.84% (Flat rate)	16.34	12.24
CO	\$1,816.00	4.55% (Flat rate)	8.40	10.11
ID	\$1,101.00	6.0% (Top rate)	6.18	4.43
NV	\$1,012.00	*Gross Receipt Tax	7.13	8.44
NATIONAL	\$1,574.00	6.75% State Average	8.35	8.31

STATE LABOR COMPARISON

	Manufacturing & Distribution Industrial Average Wage	Annual Job Growth (2021)	Labor Force Participation Rate	Median Age	Union Membership
UT	\$66,010.00	5.3%	68.8%	31.1	3.5%
AZ	\$72,930.00	4.1%	59.9%	37.9	5.4%
CA	\$96,570.00	3.9%	63.6%	36.7	15.9%
CO	\$75,730.00	3.9%	68.0%	36.9	6.5%
ID	N/A	5.6%	63.0%	36.6	4.7%
NV	\$75,640.00	7.2%	63.3%	38.2	12.2%
NATIONAL	\$72,680.00	3.5%	63.2%	38.2	10.3%

STATE EDUCATION COMPARISON

	Percent of Population (25+) with High School Diploma	Percent of Population (25+) with Bachelors Degree or Higher
UT	93.0%	34.7%
AZ	87.9%	30.3%
CA	83.9%	34.7%
CO	92.1%	41.6%
ID	91.3%	28.7%
NV	86.9%	25.5%
NATIONAL	88.5%	32.9%

HELPFUL LINKS:

- + **Weber County Utah** - www.webercountyutah.gov
- + **Northern Utah Economic Alliance** - www.nuea.org
- + **Governor's Office of Economic Opportunity** - www.business.utah.gov
- + **Economic Development Corporation of Utah** - www.edcutah.org

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