

**Economic Development Tour
May 6, 2014**

1. Fairbourne Station / Valley Fair Mall

- Residences @ Fairbourne begin leasing in June
- Demolition of 15 buildings May - July
- Parking structure under construction in August
- Office site proposal under review
- Mall's west side development complete in Fall 2014



2. Decker Lake Office Corridor

- 6500 employees along corridor
- SPS (2015) to have from 1200 to 2000 employees
- Petzl's North American HQ to open in May
- IHC Select Health opened in April (400 employees)
- Focus on developing 16 vacant acres
- UTOPIA connected to Franklin campus

**DECKER LAKE
OFFICE CORRIDOR**

3. Metro Business Park

- 1,150,000 sq/ft
- New tenants – Maxtec, Real Property Management, Sentinel Security Life
- City upgrading visual quality; positive results

METRO BUSINESS PARK

4. Old Dominion Freight Lines / Trucking

- Western regional hub
- Underway with \$12M expansion
- Growing at 10% - 12% annually
- Future expansion likely; currently 320 employees



5. Great Western Supply Company

- Selected WVC over various other sites
- \$50,000 incentive in 2008
- Has produced \$380,000 in tax benefit to the City (Top 30 sales tax)



6. Otto Bock

- Manufacturing HQ for North America
- Designs and manufactures prosthetics
- Metal "blade" foot is a top seller
- Expansion planned in 2018

ottobock.

7. 201 Commerce Center

- Commerce Drive opened in 2013
- 325,000 sq/ft building underway in June 2014
- 1.3M sq/ft at build out



8. Stonebridge Commerce Center

- Innovasis under construction in 2014
- 20 acre area, \$20M+ investment
- Focus will be on medical products

Stonebridge Commerce Center



9. Lake Park Corporate Center

- 9,500+ employee in Lake Park; future expansion to 13,000-15,000 employees
- Sutter Physician Services (800 employees)
- IHC expansion (400 employees)
- Spillman expansion



10. Warner Truck Center

- 45,000 sq/ft expansion of Freightliner
- Freightliner WVC, largest Freightliner dealer in U.S.
- Largest full-service trucking center in western U.S.
- Cummins 30,000 sq/ft expansion includes CNG shop
- Thermo King opened in April 2014
- Top 10 sales tax producer



11. Highbury Centre

- 365,000 sq/ft retail center
- Retail shops opening in May 2014
- Cinemark Theater opening in June 2014
- Marriott TownePlace underway in 2014
- Additional access from 5600 W planned

HIGHBURY CENTRE



12. Freeport West Industrial Park

- Groundbreaking event on May 29th
- 497,000 sq/ft building underway in June 2014
- 3.3M sq/ft at build-out
- Major distribution hub in State

FREEPORT WEST INDUSTRIAL PARK

13. 5600 West retail corridor

- Marshalls, Cinemark, Ross to open in 2014
- 1.5M sq/ft of retail
- \$350,000,000+ in annual retail sales (projected)
- City selling 2.5 ac. For retail development

5600 WEST RETAIL CORRIDOR

14. NAC (Media One)

- Relocation from Salt Lake City
- 320,000 sq/ft; 420 employees
- Incentive provided (land and tax increment)
- Produces \$450,000 in annual tax increment



15. Hexcel

- Lines 13 & 14 to open this year (\$85M)
- Site work for lines 15 & 16 underway (\$85M)
- Power substation under construction
- Projected employment at over 1200
- Premier composite "cluster" business in State



16. SilencerCo

- 32,000 sq/ft expansion underway
- \$8M to \$10M in equipment
- Home grown business (2008)
- Manufactures gun silencers
- Assisted with City processes



17. West Valley Auto Mall

- Incentive provided in 2006
- \$150,000,000+ in retail sales for 2013
- Sales up over 20% from 2012 to 2013
- Joint advertising campaign – "West Valley 2000"



3500 SOUTH STATE



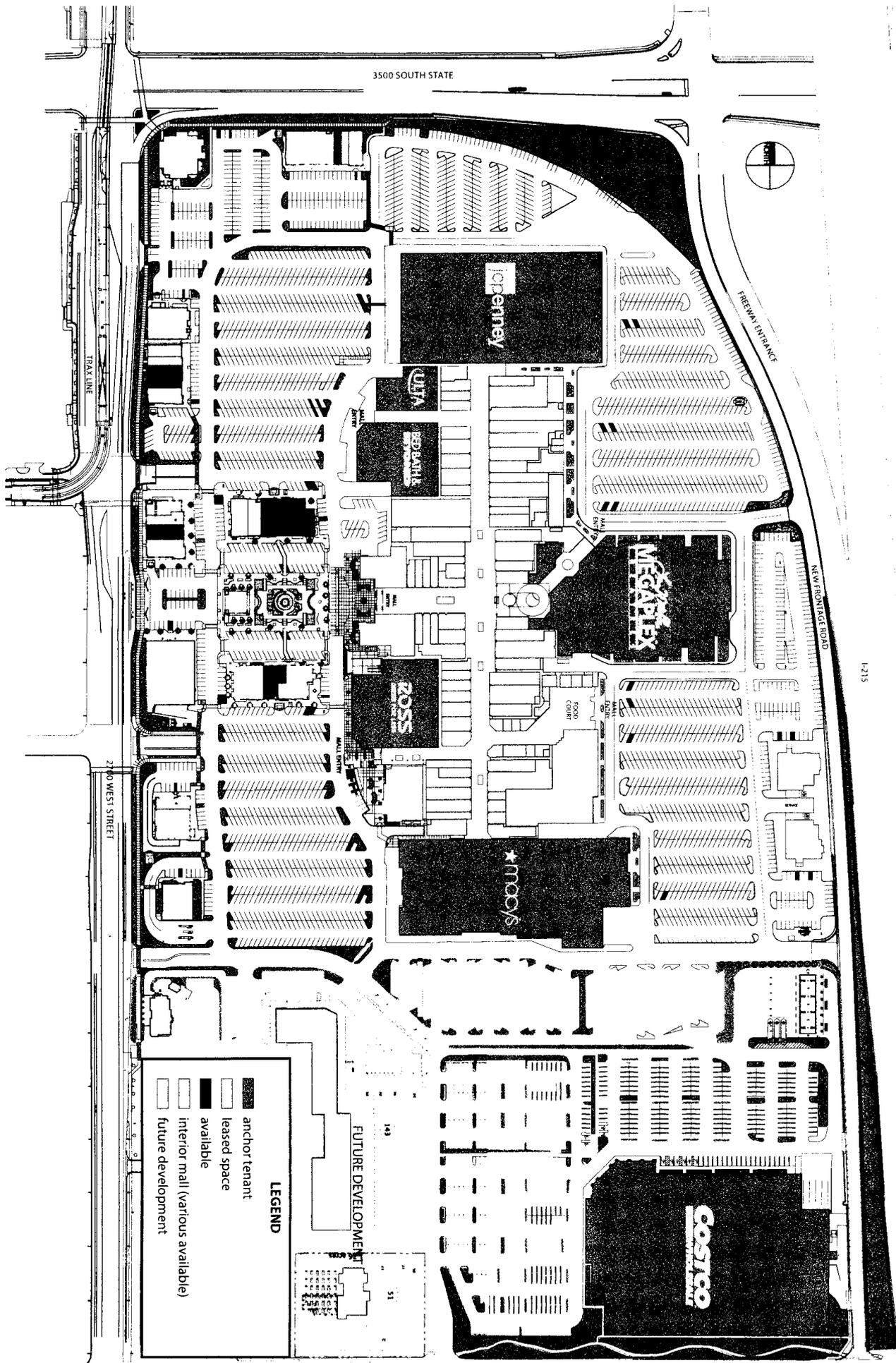
FREWAY ENTRANCE

NEW FRONTAGE ROAD

L-215

2700 WEST STREET

TRAX LINE



LEGEND

-  anchor tenant
-  leased space
-  available
-  interior mall (various available)
-  future development

FUTURE DEVELOPMENT

149

51



engineering planning interiors Landscapes

Architect

Valley Fair Mall
West Valley, UT

10-03-12



Decker Lake Office Corridor





AGC

Maxtec

Maggie Sattoro

Raytheon

Intercontinental Hotel Group

IHC

Sentinel Security Life

Syringa

Real Property Management

Zions

Metro Business Park



Lake Park Corporate Center

Stonebridge Commerce Center

IHC Expansion
400 Employees

Hilton Home2Suites
Expansion

Spillman
Expansion

Sutter Physician
Services
800 Employees

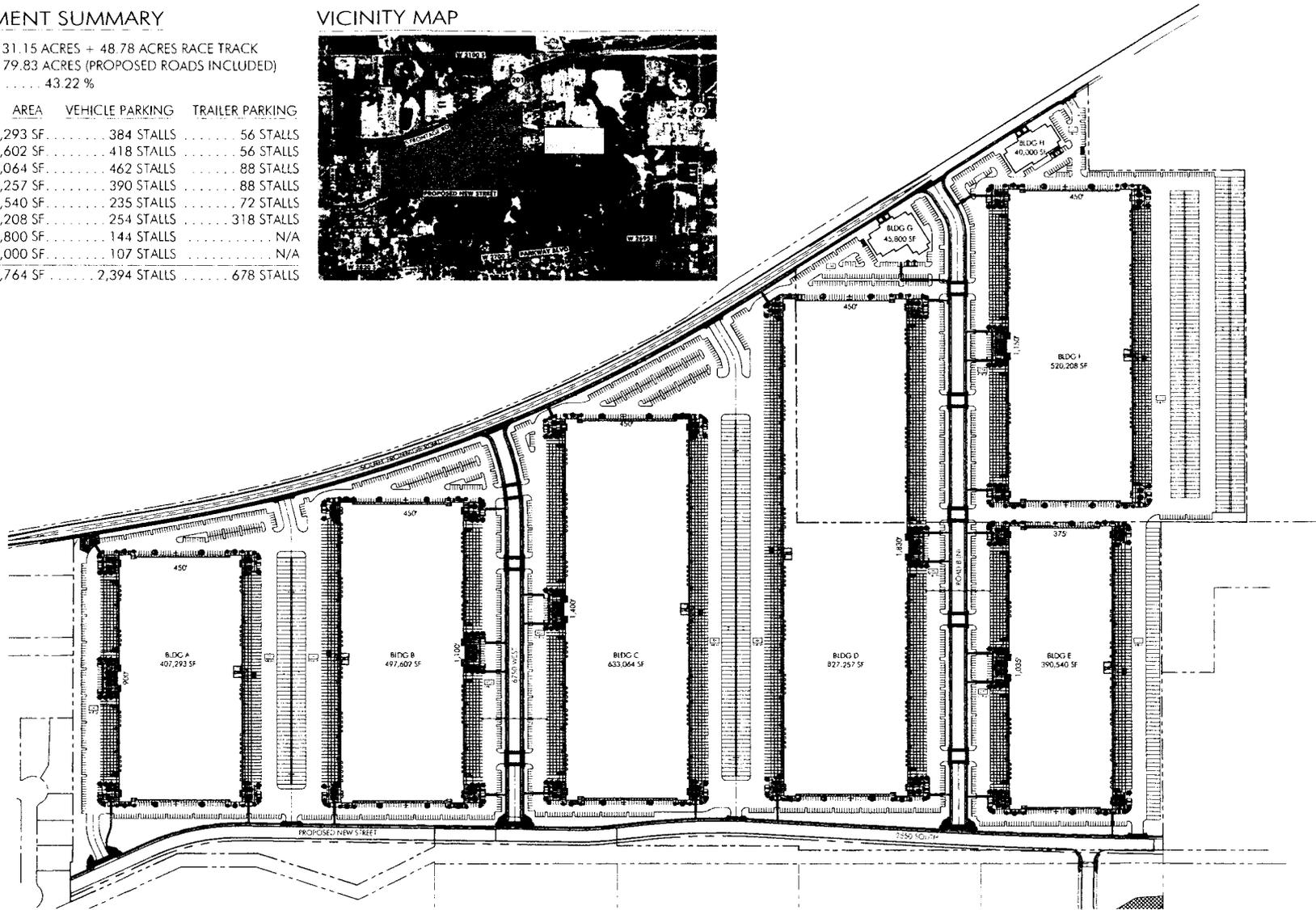


SITE DEVELOPMENT SUMMARY

MASTER PLAN AREA = ±131.15 ACRES + 48.78 ACRES RACE TRACK
 TOTAL SITE AREA = ±179.83 ACRES (PROPOSED ROADS INCLUDED)
 BUILDING TO SITE RATIO 43.22 %

BUILDINGS	AREA	VEHICLE PARKING	TRAILER PARKING
BUILDING A	407,293 SF	384 STALLS	56 STALLS
BUILDING B	497,602 SF	418 STALLS	56 STALLS
BUILDING C	633,064 SF	462 STALLS	88 STALLS
BUILDING D	827,257 SF	390 STALLS	88 STALLS
BUILDING E	390,540 SF	235 STALLS	72 STALLS
BUILDING F	520,208 SF	254 STALLS	318 STALLS
BUILDING G	45,800 SF	144 STALLS	N/A
BUILDING H	40,000 SF	107 STALLS	N/A
TOTAL	3,361,764 SF	2,394 STALLS	678 STALLS

VICINITY MAP



MASTER PLAN

WEST VALLEY INDUSTRIAL PARK
 WEST VALLEY, UTAH 84128

0' 100' 200' 400'



SHEET NO. A1.1

DATED: 01/28/14



5600 West Retail Corridor

Winco

Winco Plaza

Parkway Blvd.

The Landing

Lighthouse Plaza

Cafe Rio

Buffalo Wild Wings

Colt Plaza

Walmart

Potential
Redevelopment

Target

Cinemark
May 2014

Marshalls

Kneaders

Highbury Centre

Marriott TownePlace

Highbury Shoppes

Zupas

Shoppes at
Lake Park

Ross & Rue 21

Kohls

Michaels

3100 South

Chilis

Future
Development

5600 West

3500 South

