



MOUNTAIN WEST
COMMERCIAL REAL ESTATE



JONES LANDING - BUILDING 1

WEST JORDAN • UT

PROPERTY SPECS

- Building Size - 447,882 SF
- Office - Build-To-Suit
- Divisible to - 55,985 SF
- Clear Height - 40'
- Zoning - Light Manufacturing
- Power - 3,000 amps
- Dock High Doors - 80 (9'X10')
- Grade Level Doors - 10 (14' X 16')
- Column Spacing - 55' X 60'
- Speed Bay - 60'
- Concrete Apron - 70'
- Truck Court - 132'
- Floor Slab - 8" Reinforced Concrete Slab on Grade
- Fire Suppression - ESFR
- Employee Parking - 485 stalls
- Trailer Stalls - 160 stalls
- Construction Type - Cross Dock
- Natural Lighting - Clerestory Windows throughout

CONTACT:

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[View Profile](#)

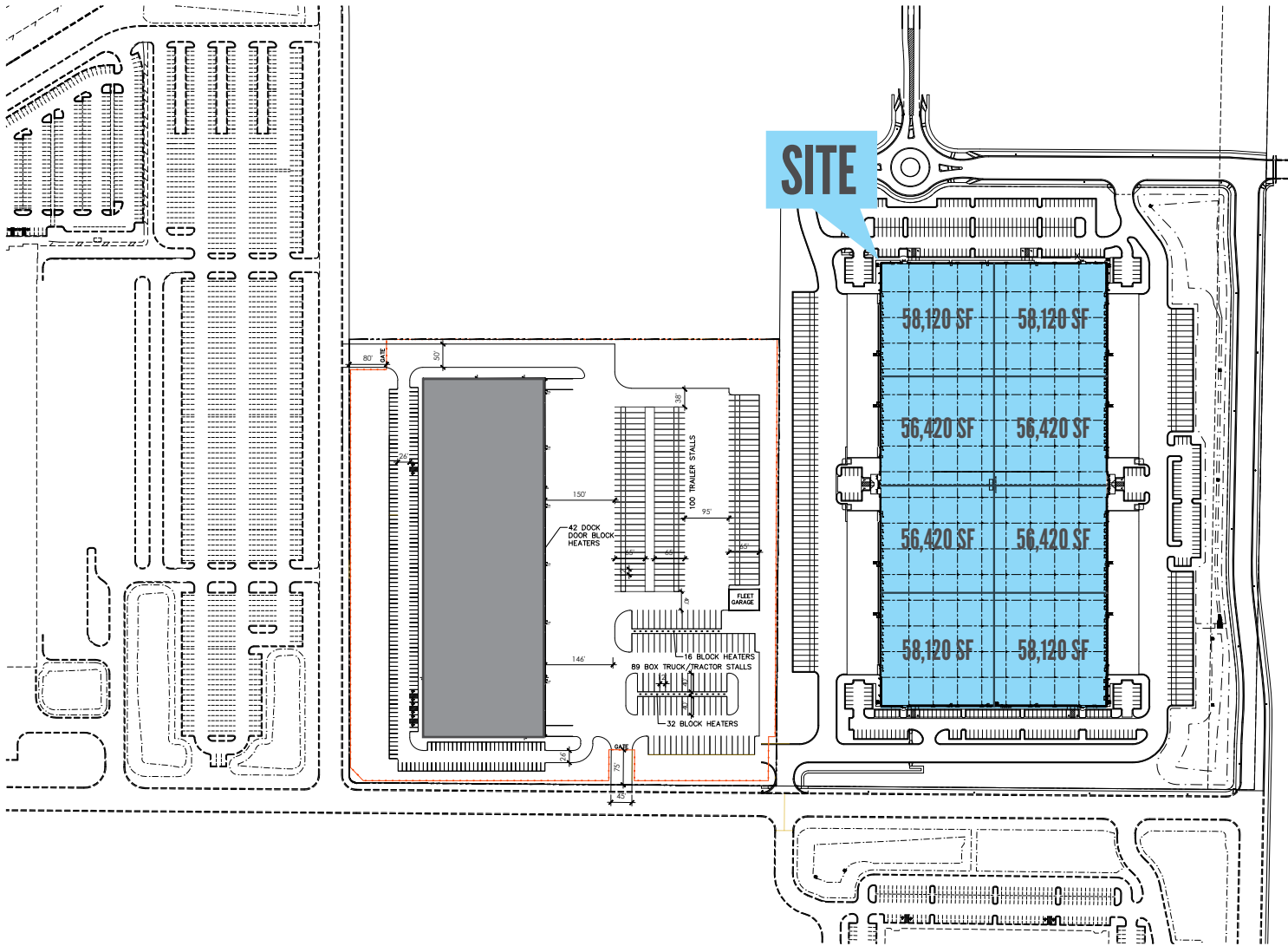
DEVELOPED BY:



FULL SERVICE COMMERCIAL REAL ESTATE

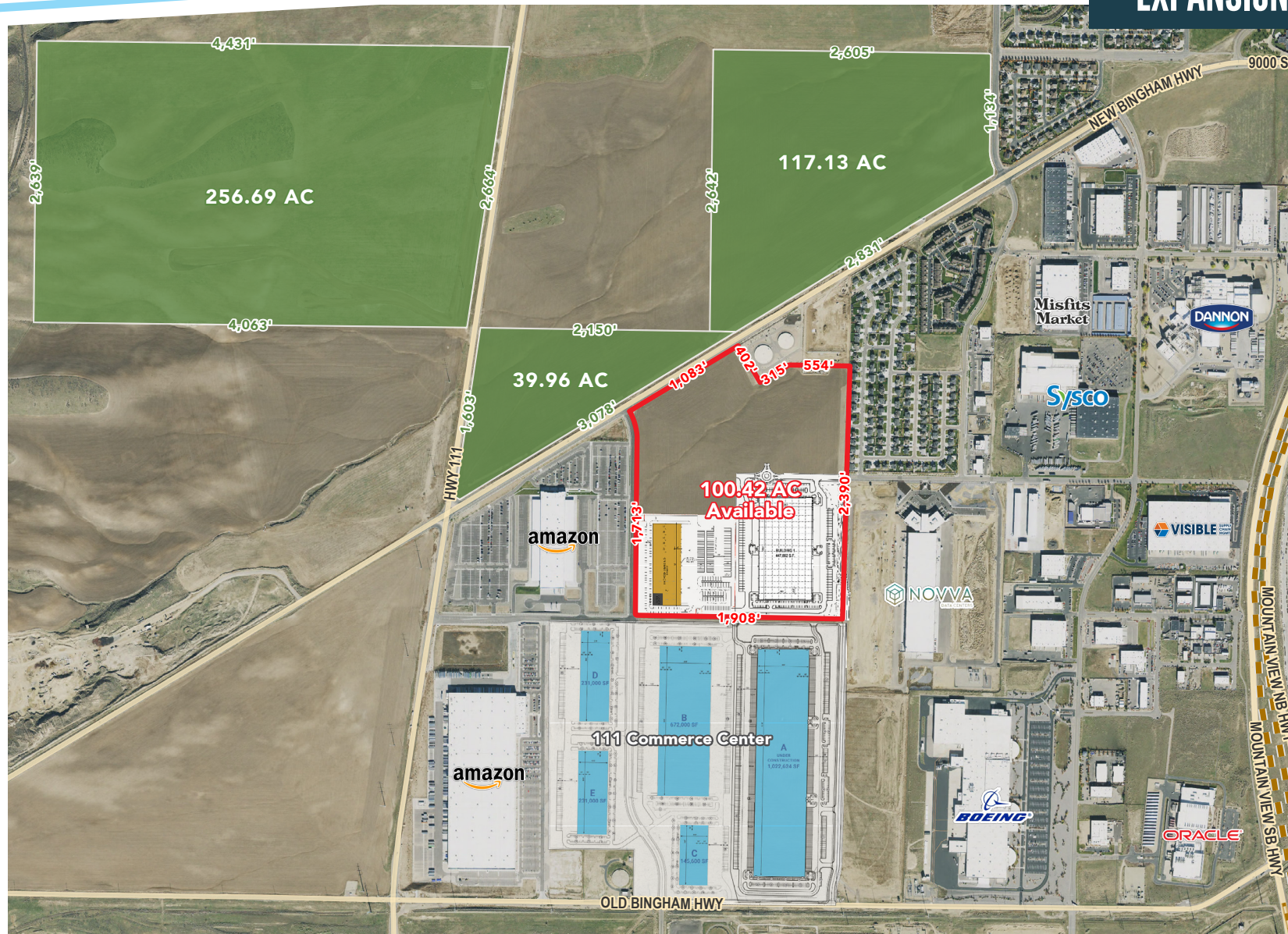
JONES LANDING - BUILDING 1

Building 1 - 447,882 SF



JONES LANDING - BUILDING 1

EXPANSION ACREAGE



JONES LANDING - BUILDING 1

SALT LAKE COUNTY TRANSPORTATION MAP



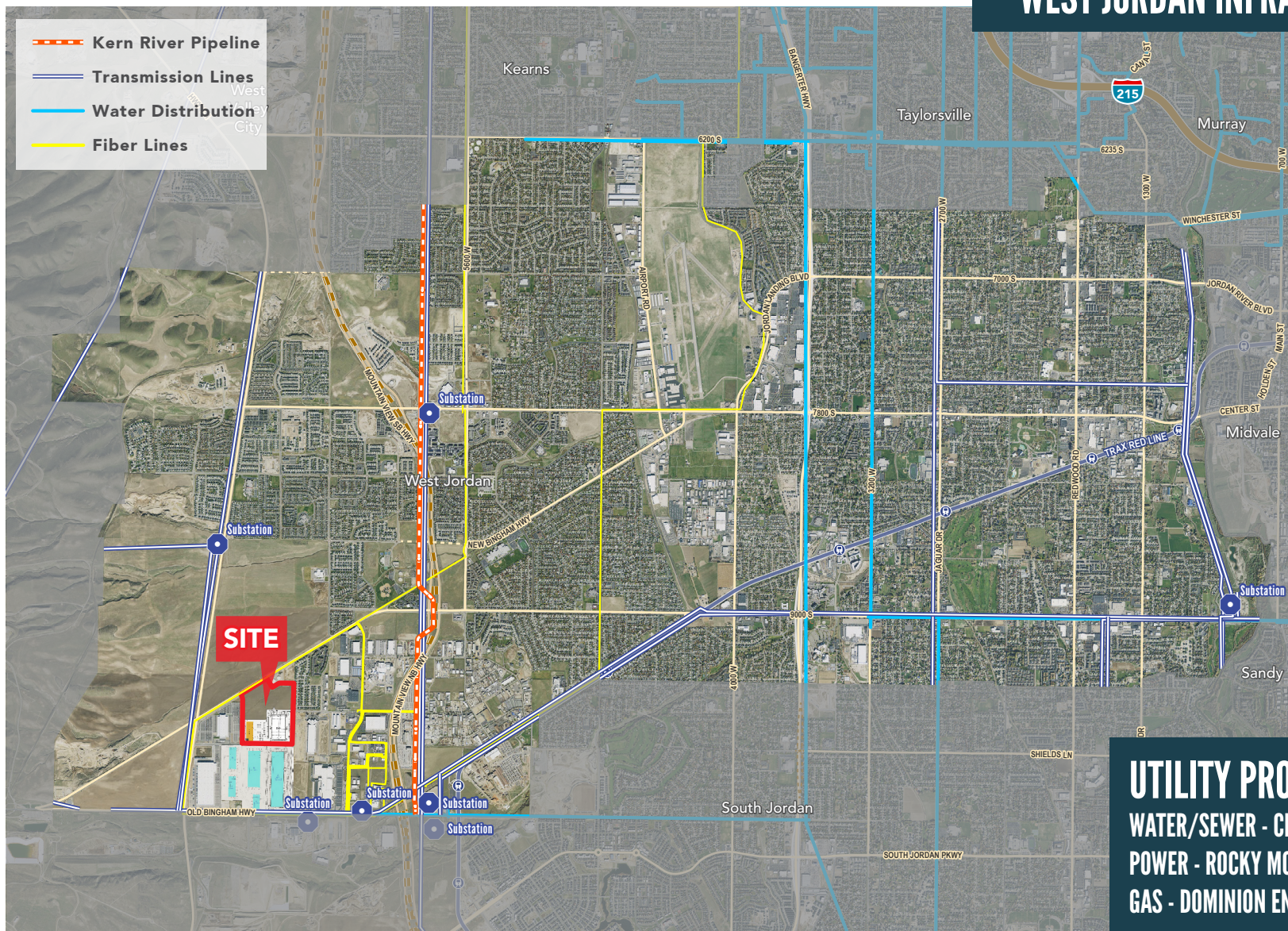
JONES LANDING - BUILDING 1

SITE INFRASTRUCTURE



JONES LANDING - BUILDING 1

WEST JORDAN INFRASTRUCTURE



UTILITY PROVIDERS
WATER/SEWER - CITY OF WEST JORDAN
POWER - ROCKY MOUNTAIN POWER
GAS - DOMINION ENERGY

JONES LANDING - BUILDING 1



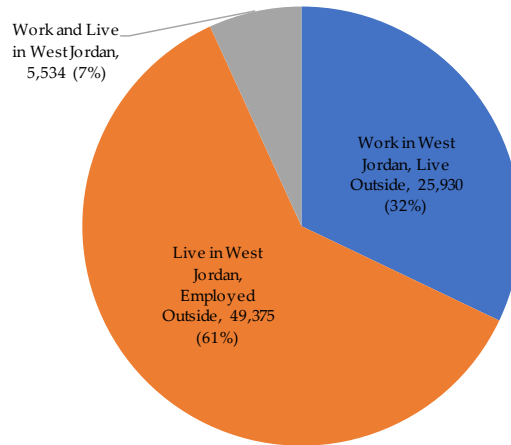
Employment & Labor Force

2017 Resident Worker Occupation:

Management, Business:	18,914
Sales, Office Occupations:	16,217
Service Occupations:	8,696
Production, Transportation:	7,821
Natural Resources:	5,688

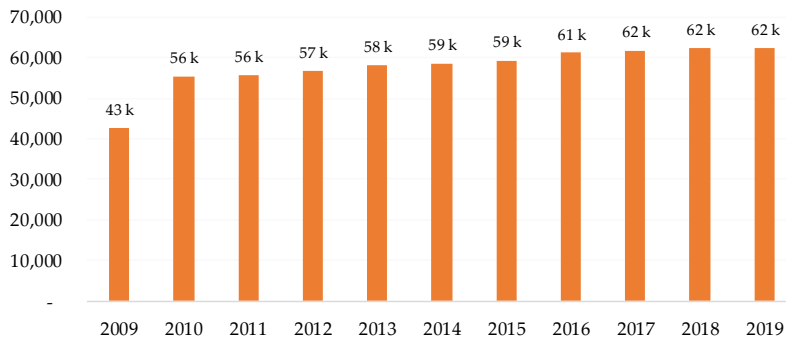
US Census Bureau

2015 JOBS INFLOW / OUTFLOW



US Census Bureau

Labor Force



US Bureau of Labor Statistics

2017 Field of Bachelor's:

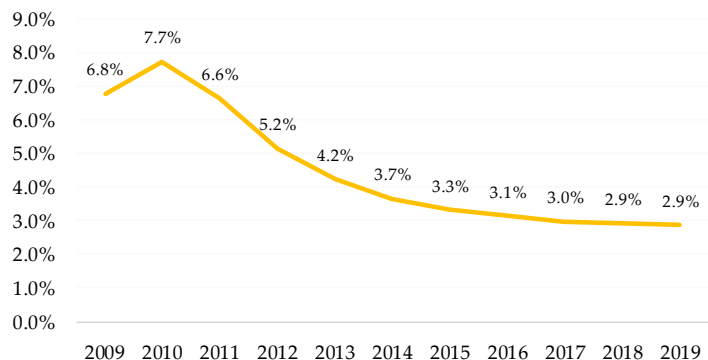
Science, Engineering & Related:	6,193
Business:	3,684
Arts, Humanities:	3,257
Education:	2,100

US Census Bureau

2017 Workforce (age 16-64):

Workforce Population	80,602
Full-time Workers:	40,530
Part-time & Seasonal Workers:	27,295
Median Worker Age:	37.5
Median Weekly Hours:	37.8

Unemployment Rate



US Bureau of Labor Statistics

[LINK TO FULL WEST JORDAN 2019 ECONOMIC PROFILE](#)

*Courtesy of West Jordan City Economic Development



WHY UTAH?

- [Utah Metros in Top 10 Milken List.](#)
Provo-Orem #1, Salt Lake City #4, Ogden-Clearfield #9. (2/21)
- [Utah in the 2020 Business Facilities State Rankings.](#) (1/21)
- [Utah and Its Citites Lead Nation in Young Population.](#) (6/2021)
- [Ogden Named a Top 20 City for Manufacturing.](#) (9/2020)
- [St. George a Top Work-from Home Destination](#) (9/2020)
- 10 Categories Where **Utah Claims #1** (best private-sector job growth, best state for entrepreneurs, best performing large system, best state for upward mobility, best state for the middle class, number of dark sky parks, children per capita, densest concentration of Jurassic-era dinosaur bones, tallest mountain peaks, Most volunteers) (9/2019)

Source: EDCUtah

Forbes

**#1 BEST STATE FOR
ENTREPRENEURS**

2019

Forbes

**#3 BEST STATE
FOR BUSINESS**

2019



**#1 BEST
ECONOMY**

10/2020

Inc.

**#2 BEST STATE TO
START A BUSINESS**

2019

Source: Utah Governor's Office of Economic Development



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

JOB GROWTH

3.3%
UTAH

1.5%
NATIONAL

DWS, NOV 2019

POPULATION GROWTH

16%
UTAH

6.3%
NATIONAL

US CENSUS, 2010-2019

MEDIAN WAGE

\$36,790
UTAH

\$38,640
NATIONAL

BLS, MAY 2018

MEDIAN AGE

31
UTAH

38.2
NATIONAL

US CENSUS, ACS 2018



COST OF LIVING INDEX

101.3
UTAH

100.0
NATIONAL

C2ER, Q3 2019

% BUDGET SPENT ON EDUCATION

40%
UTAH

29%
NATIONAL

US CENSUS, 2015

CORPORATE TAX

4.95%
UTAH

6.87%
NATIONAL

TAX FOUNDATION, 2019

GDP GROWTH

3.2%
UTAH

1.9%
NATIONAL

BEA, Q3 2019