



SOUTHWEST LOGISTICS CENTER
WASHINGTON CITY, UTAH

PRE-LEASING

CLASS A
DISTRIBUTION/
FULFILLMENT/
MANUFACTURING



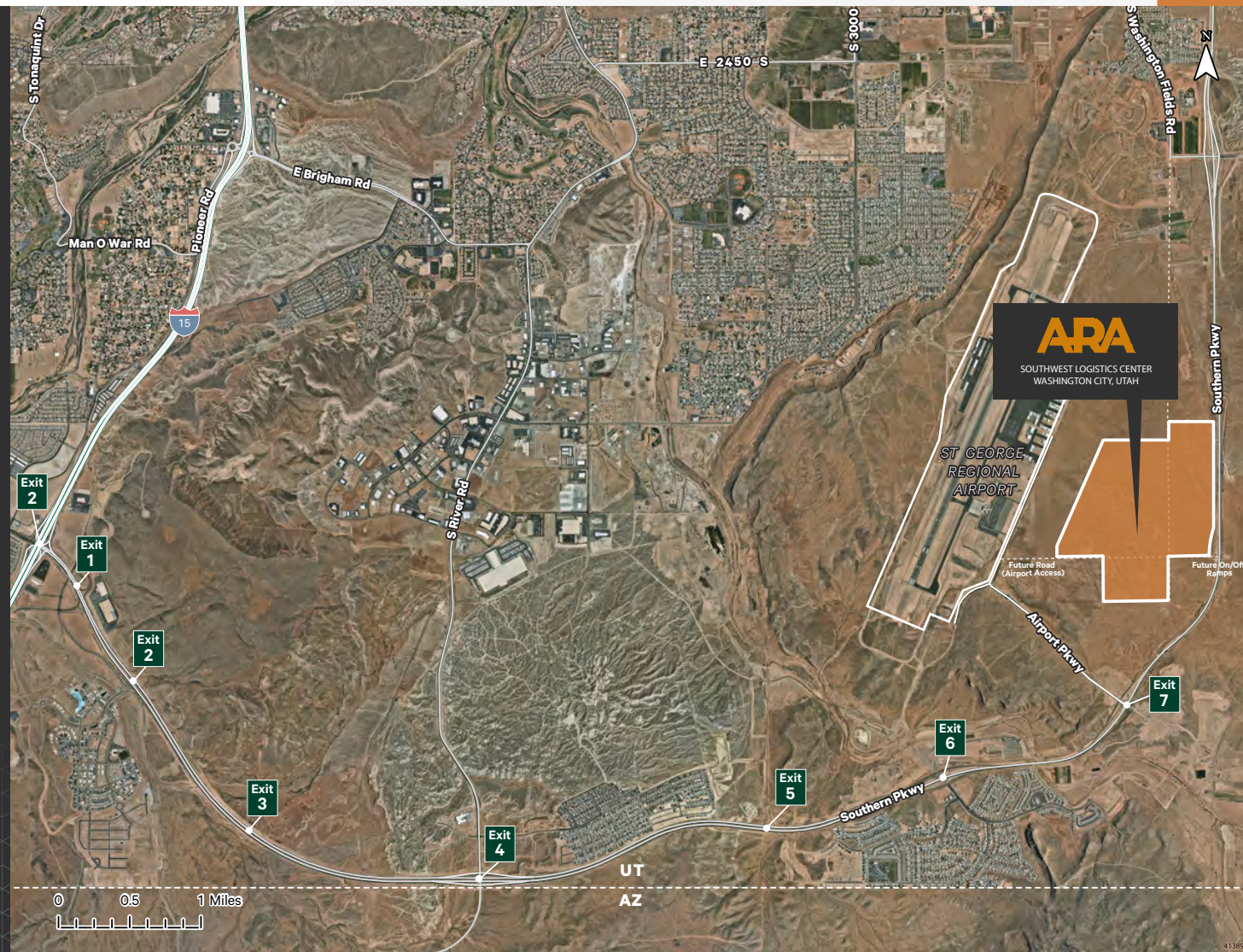
PHASE 2 UNDER CONSTRUCTION | DELIVERING SPRING 2027
TWO BUILDINGS CONSISTING OF 145,621 AND 303,771 SQ. FT.



EXECUTIVE SUMMARY

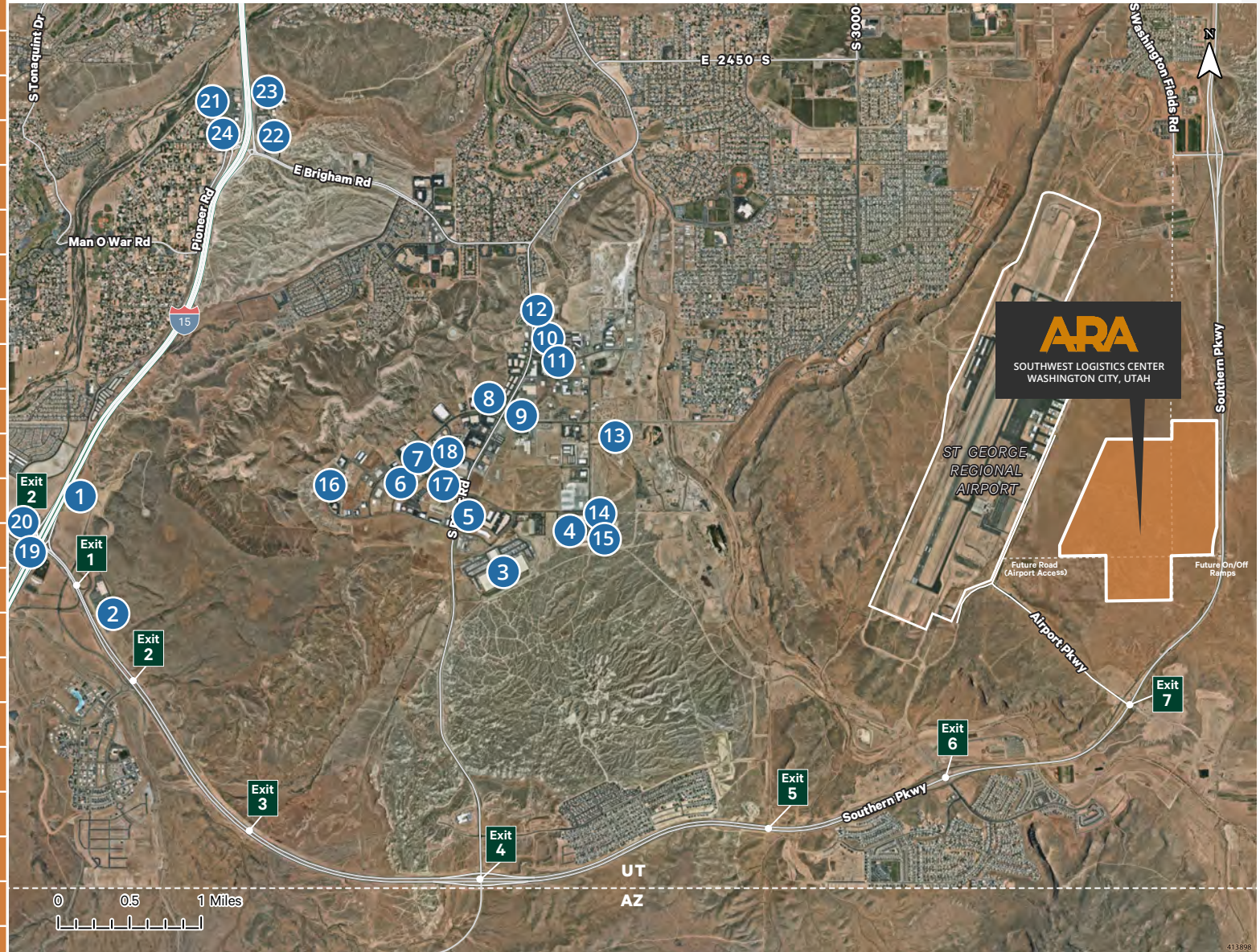
STRATEGICALLY LOCATED

ARA Southwest is strategically located east of the St. George Regional Airport (SGU) with convenient freeway access, less than 10 miles to I-15. The site is within a days' drive of several major cities including: Salt Lake City (4.5 hrs); Las Vegas (1.75 hrs); Phoenix (6.5 hrs); and Los Angeles (6.2 hrs). Upon completion, the 350.96-acre site will have over 5.7 million square feet of Class A distribution, fulfillment and manufacturing space for lease with sizes starting at 17,000 square feet up to 793,000 square feet.



NEARBY BUSINESSES AND AMENITIES

- 1 Kenworth Sales
- 2 Paparazzi Accessories
- 3 Family Dollar Distribution Center
- 4 FedEx Ship Center
- 5 Codale Electric Supply
- 6 Honnen Equipment
- 7 Purcell Tire
- 8 Ferguson
- 9 Ken Garff Collision
- 10 Sunpro
- 11 Komatsu
- 12 Sunroc
- 13 Utah Army National Guard
- 14 Old Dominion Freight Line
- 15 UPS
- 16 Silver Reef Brewing Co
- 17 Utah Food Bank
- 18 Intermountain Wood Products
- 19 Chevron
- 20 Hampton Inn
- 21 Walmart
- 22 Pilot Travel Center
- 23 La Quinta Inn
- 24 Wingate by Wyndham



413898

ABOUT THE DEVELOPER

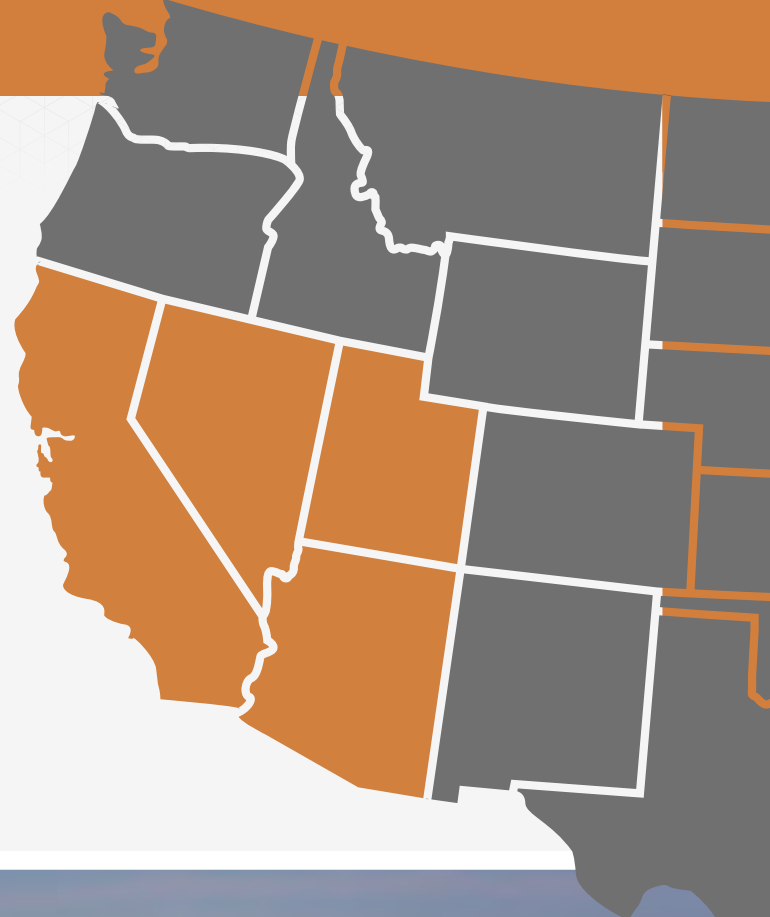


Freeport West has been developing, leasing, and managing commercial industrial space and warehouse distribution centers since 1963. Their diverse inventory includes properties that can be used for industrial, manufacturing, distribution, shipping, warehouse distribution centers, storage, showroom, office, flex space and even food grade facilities.

As a leading full-service real estate development and management company, Freeport West has been exceeding industry expectations for over 50 years. Freeport West specializes in office and industrial space with properties in Arizona, Utah, Nevada, and California. With their build and hold strategy, they develop the highest quality projects with longevity in mind.

Owning and managing commercial properties in Utah, California, Nevada, and Arizona, Freeport West is strategically located to benefit their tenants regarding distribution and accessibility.

Learn more: www.freeportwest.com



FREEPORT WEST LANDMARK
SALT LAKE CITY, UTAH

MASTER PLAN

- Existing
- Under Construction
- Starting Construction 2027
- Shovel-ready
- Planned

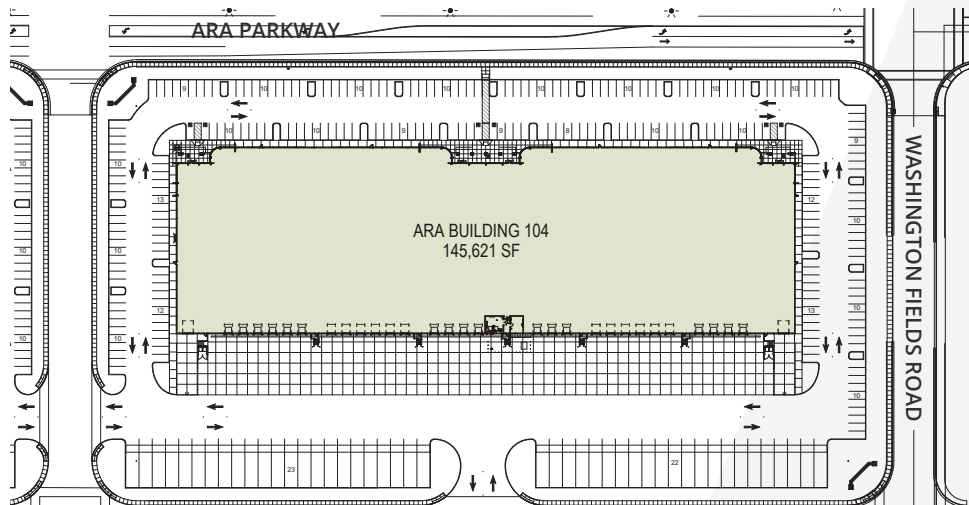
Building Number	Square Feet
101	156,400
102	204,000
103	495,000
104	147,000
105	147,000
106	315,000
107	315,000
108	700,000
109	495,000
110	306,000
111	291,000
112	232,800
113	232,800
114	271,600
115	792,000
116	792,000
117	147,000
201	59,080
202	59,080
203	59,080
204	63,960
205	63,960
206	63,960
RU-1	302,400



BUILDING 104

1004 East ARA Parkway
Washington City, Utah 84780

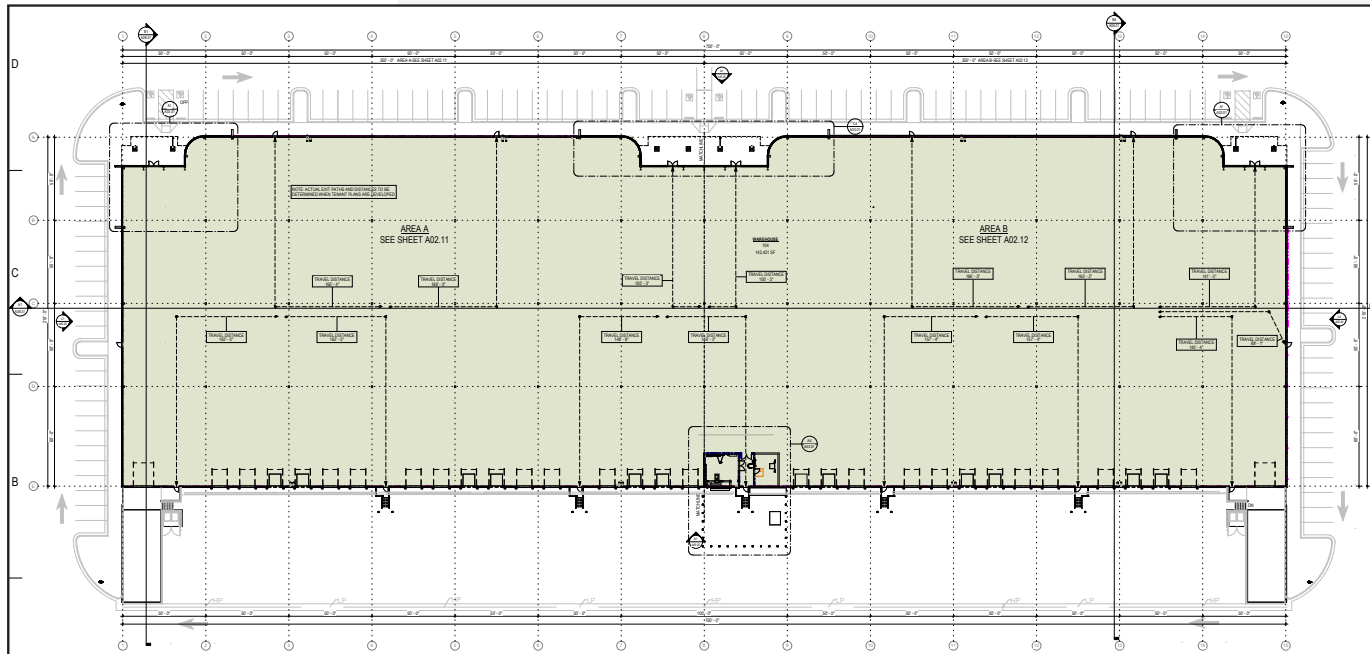
SITE PLAN



SPECIFICATIONS

Building Size	145,621 sq. ft.
Divisible to	± 21,000 sq. ft.
Typical Column Spacing	50' X 50'
Building Depth	170'
Dock High Loading	29 (9' X 10')
Grade Level Loading	2 (12' X 14')
Employee Parking	1.9: 1,000 sq. ft.
Trailer Parking	45 Stalls

FLOOR PLAN

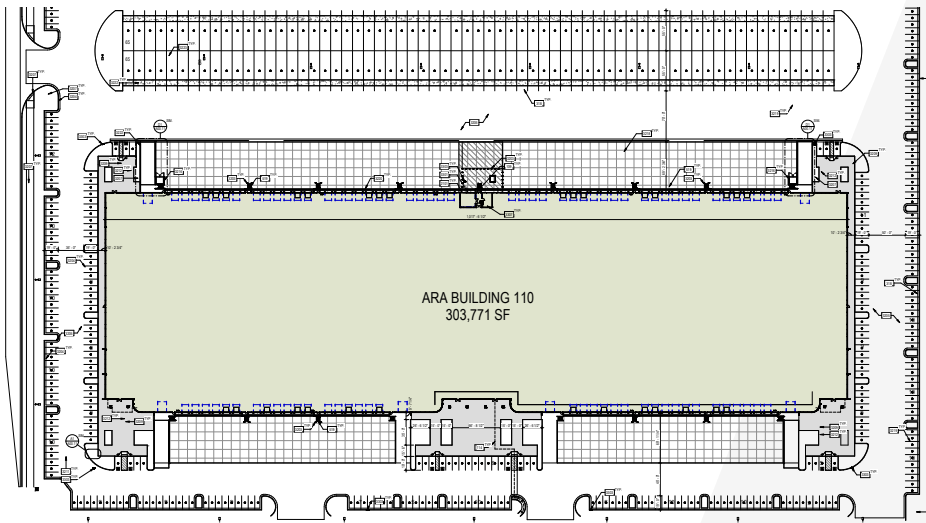




BUILDING 110

7535 South Washington Fields Road
Washington City, Utah 84780

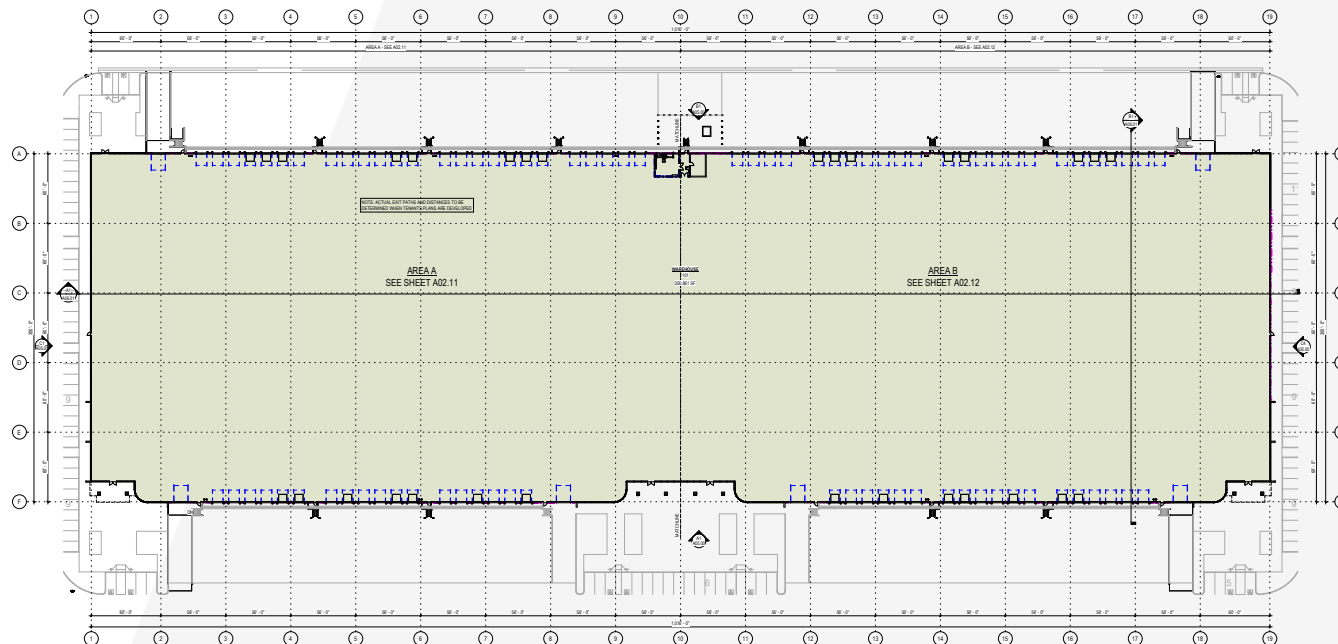
SITE PLAN



SPECIFICATIONS

Building Size	303,771 sq. ft.
Divisible to	± 76,000 sq. ft.
Typical Column Spacing	56' X 60'
Building Depth	300'
Dock High Loading	85 (9' X 10')
Grade Level Loading	6 (12' X 14')
Employee Parking	0.9 : 1000 sq. ft.
Trailer Parking	130 Stalls

FLOOR PLAN





AREA OVERVIEW



BEST SMALL CITIES TO START A BUSINESS

1. WASHINGTON CITY
2. ST. GEORGE 

BEST STATE TO START A BUSINESS

UTAH 

Click to learn more

Source: WalletHub 2023

SMALL TOWN
FEEL WITH BIG
CITY AMENITIES

AREA OVERVIEW



Washington County lies in the southwest corner of Utah, abutting the northern border of Arizona and the eastern border of Nevada. ARA Southwest Logistics Center is situated in the Washington City and is part of the St. George metropolitan area within Washington County. Set against the backdrop of Pine Valley Mountain and the beautiful Red Cliffs Desert Reserve, Washington City boasts three exits off Interstate-15. Exit 13 is the gateway to Washington County and is a premier location for retail development. With over 170,000 individuals residing within 30 minutes, Washington City is at the center of one of the fastest growing areas in southern Utah.

Adjacent to Washington City is St. George, the county seat of Washington County. Between 2000 and 2005, St. George emerged as the fastest growing metropolitan area in the United States and is currently the

most populous city in the state outside of the Wasatch Front. The city is 118 miles northeast of Las Vegas, Nevada, and 300 miles southwest of Salt Lake City, Utah, on Interstate 15.

With abundant sunshine and an average of about 300 sunny days per year, the Washington County region is well known for its year-round outdoor recreation and proximity to Zion National Park, The Grand Canyon, and several state parks. Utah Tech University is located in St. George, with Southern Utah University less than an hour away in Cedar City, Utah.

Washington County is contributing to, and sharing in, Utah's economic prosperity. With annual job growth of 4.1 percent, job growth over the next ten years will be over 40%*.

*Source: EDCUTAH



WHY WASHINGTON COUNTY?

A STRATEGIC LOCATION IN MORE WAY THAN ONE

VISITORS

2 Less Than
HRS
From Las Vegas



277,000
PASSENGERS
St. George
Regional Airport

5 NATIONAL
PARKS

265K
VISITORS
Tuachan Theatre
Each Year

BUSINESS



**STATE FOR
BUSINESS**

3.3%
**UNEMPLOYMENT
RATE**

5%
**INCOME &
CORPORATE
TAX RATE**

2.3%
**ECONOMIC
EXPANSION RATE**
National Average .05%

CULTURE

**STRONG
EDUCATION
PROGRAMS**

**UTAH TECH
UNIVERSITY**



**WELCOMES
MILLIONS
OF NATIONAL
VISITORS AND
OUTDOOR
ENTHUSIASTS**



WHY UTAH?

UTAH'S ECONOMIC ACCOLADES

#1

State in America

(U.S News and World Report 2023)

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)

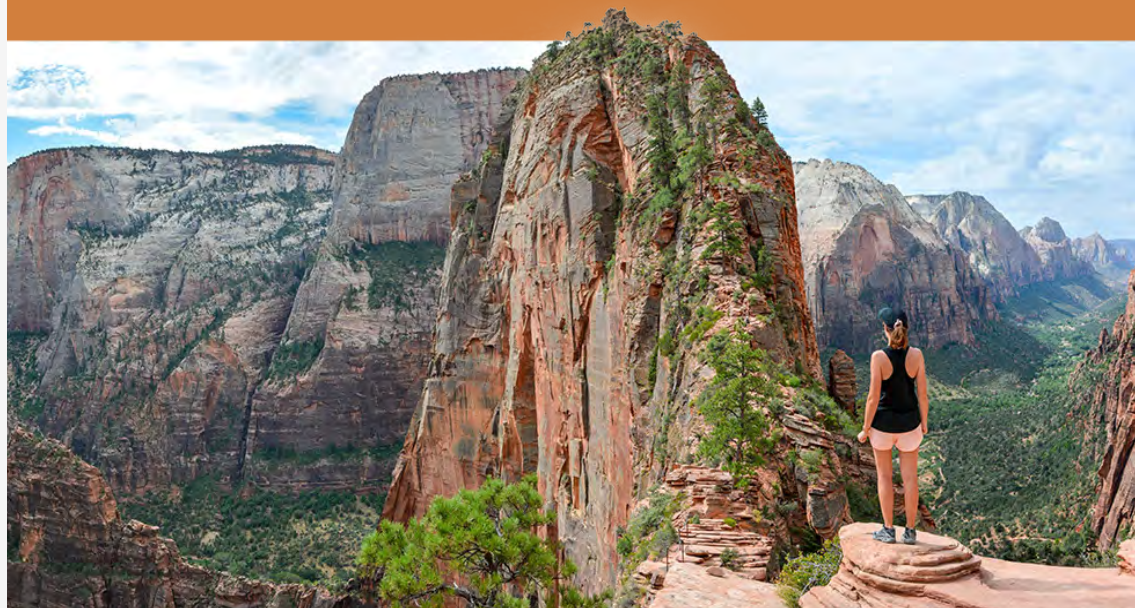
#2 Unemployment Rate's Bounce back from Covid-19
(Wallethub, 2022)

#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)



WESTERN U.S. DRIVE TIMES AND MILES



POPULATION

2022 POPULATION	2025 POPULATION
1 DAY DRIVE 52,853,164	1 DAY DRIVE 53,602,477
100 MILES 316,625	100 MILES 343,112
200 MILES 3,342,071	200 MILES 3,456,760
300 MILES 13,634,381	300 MILES 14,105,166
400 MILES 40,389,431	400 MILES 40,844,854
500 MILES 58,784,612	500 MILES 59,386,408
600 MILES 64,481,531	600 MILES 65,220,989
700 MILES 68,111,217	700 MILES 68,934,643





SOUTHWEST LOGISTICS CENTER
WASHINGTON CITY, UTAH



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