

SAGE INDUSTRIAL

EAGLE MOUNTAIN, UT



NEWMARK

**CORNER
PARTNERS**



EAGLE MOUNTAIN PROPERTIES LLC

7,069,219 Available SF
488.52 Acres



EXECUTIVE SUMMARY:

Sage Industrial is a strategic development opportunity that supports Eagle Mountain City's vision for economic growth, job creation, and technological innovation. Located in Utah County, which the U.S. Census Bureau and the Kem C. Gardner Policy Institute have identified as the 30th fastest growing county in the United States, the project is well positioned for long-term success. The approximately 490-acre site is fully infrastructure-ready and offers immediate development potential.

The site features direct access to State Route 73, a key arterial that connects efficiently to Interstate 15, the primary north-south transportation corridor in the region. This connectivity enhances the site's appeal for logistics, manufacturing, and distribution users with a Western US or Pacific Northwest footprint.

With major companies like Meta and QTS already established in the area, the region has proven its ability to attract high-profile occupiers. Sage Industrial presents a compelling option for companies looking to establish or expand a presence in the Western United States, aligning seamlessly with broader corporate growth and operational strategies.

KEY FEATURES & BENEFITS:

- **Prime Location:** Situated in Eagle Mountain City with direct access to SR73, and proximity to Salt Lake City International Airport and Provo Airport.
- **Scalability & Customization:** Flexible lot sizes and modern industrial facilities tailored to the needs of logistics providers, data centers, and manufacturers.
- **Infrastructure-Ready:** Equipped with high-capacity utilities, advanced broadband connectivity, and sustainable energy solutions.
- **Business-Friendly Environment:** Supported by local and state economic incentives, workforce development programs, and pro-business policies.

Exclusively Marketed By:

NEWMARK

**CORNER
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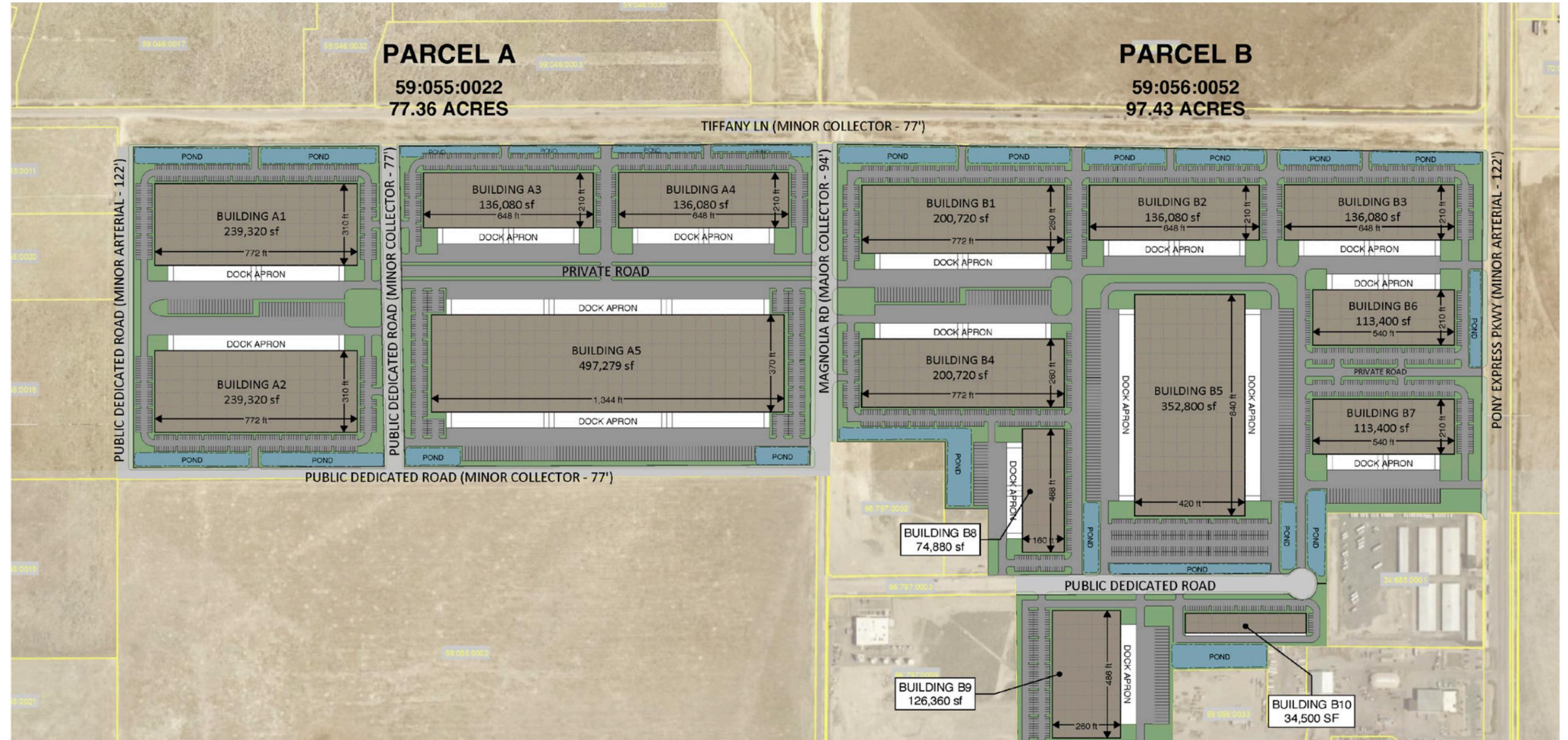


BEN RICHARDSON
Executive Managing Director
t 801-746-4733
ben.richardson@nmrk.com

KYLE ROBERTS, CCIM, SDR, CSCMP
Vice Chairman
Industrial & Logistics / Capital Markets
t 801-578-5525
kyle.roberts@nmrk.com

LUCAS BURBANK
Executive Managing Director
t 801-578-5522
lucas.burbank@nmrk.com

PHASE I



BUILDING SF

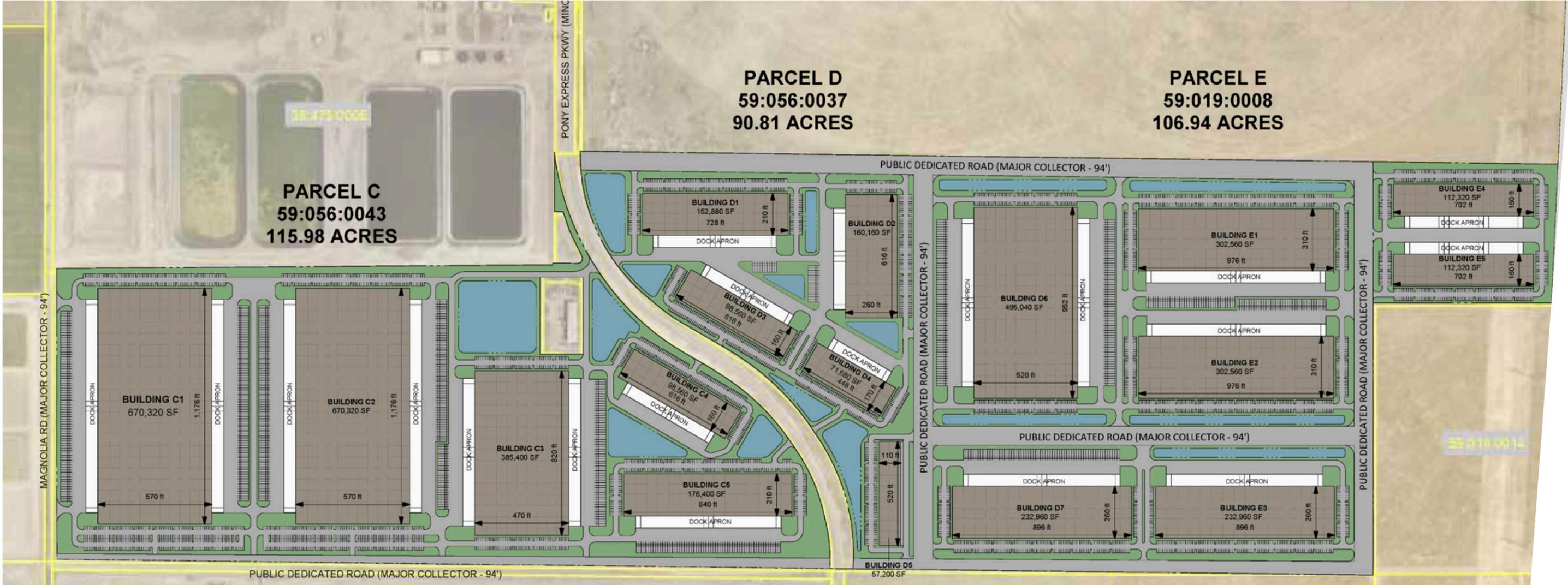
BUILDING A1:	239,320 SF
BUILDING A2:	239,320 SF
BUILDING A3:	136,080 SF

BUILDING A4:	136,080 SF
BUILDING A5:	497,279 SF
BUILDING B1:	200,720 SF

BUILDING B2:	136,080 SF
BUILDING B3:	136,080 SF
BUILDING B4:	200,720 SF

BUILDING B5:	352,800 SF
BUILDING B6:	113,400 SF
BUILDING B7:	113,400 SF

PHASE II



BUILDING SF

BUILDING C1:	670,320 SF
BUILDING C2:	670,320 SF
BUILDING C3:	385,400 SF
BUILDING C4:	98,560 SF
BUILDING C5:	176,400 SF

BUILDING D1:	152,880 SF
BUILDING D2:	160,160 SF
BUILDING D3:	98,560 SF
BUILDING D4:	71,680 SF
BUILDING D5:	57,200 SF

BUILDING D6:	495,040 SF
BUILDING D7:	232,960 SF
BUILDING E1:	302,560 SF
BUILDING E2:	302,560 SF
BUILDING E3:	232,960 SF

BUILDING E4:	112,320 SF
BUILDING E5:	112,320 SF

ACCESS MAP



53 MILES
60 MINUTES

15 MILES
30 MINUTES

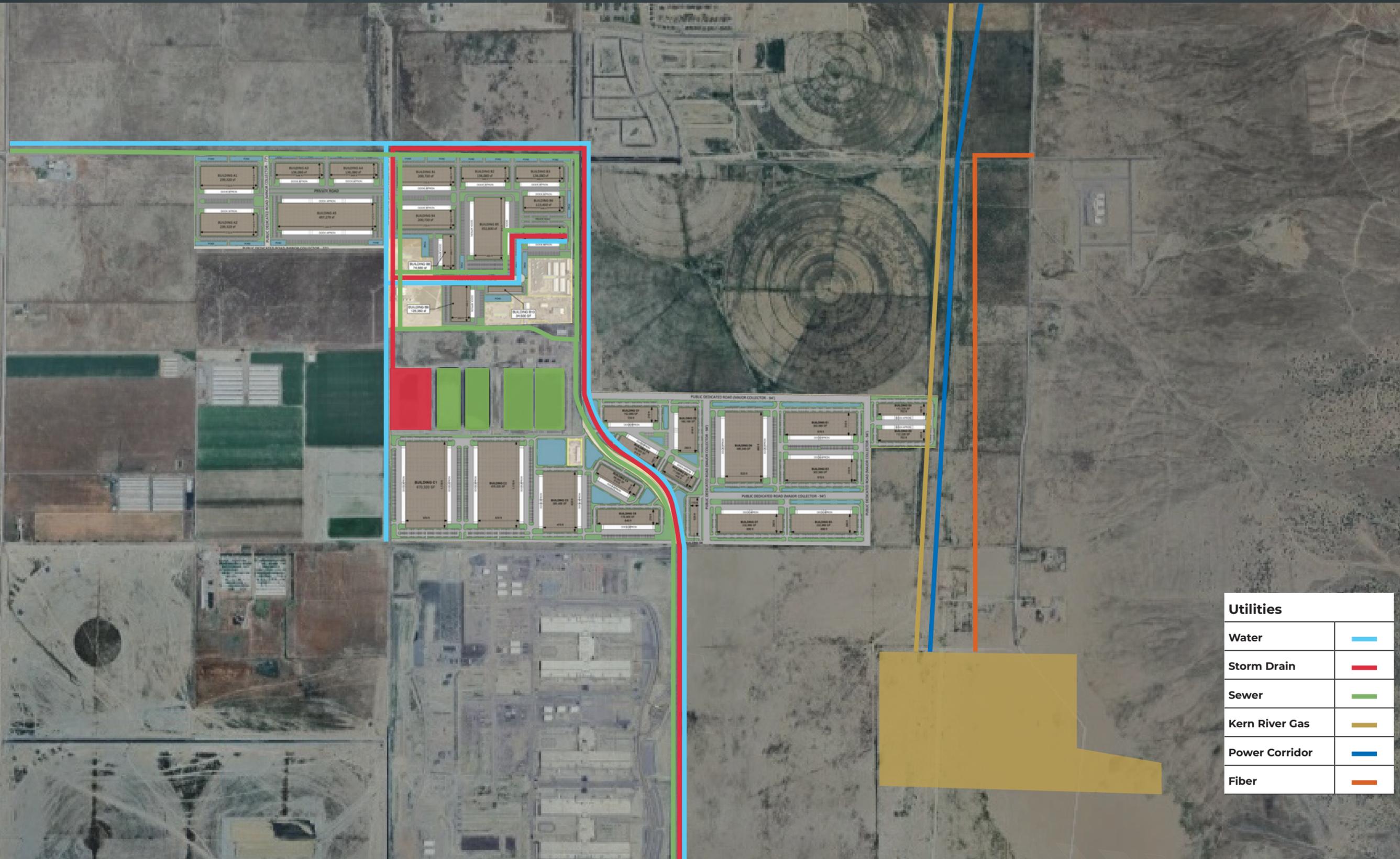
Route	Miles	Minutes	MPH	Lanes
Pole Canyon Blvd Drive to 73	4.5	7	45	2
Pony Express Parkway to Eagle Mountain Blvd to 73	5.8	9	40 to 65	2
Pony Express Parkway to 145	10.2	18	40	4

PHASE I

PHASE II



UTILITIES INFRASTRUCTURE



Utilities	
Water	
Storm Drain	
Sewer	
Kern River Gas	
Power Corridor	
Fiber	

AMENITIES AND 30 MINUTE DRIVE TIME RADIUS



LABOR OVERVIEW

This area has a population of nearly 2 million (1,944,959) and a labor force of 1,048,921, with a participation rate of 72.0%.

- **Total employment (2024 Q3):** 1,166,856 jobs
- **Annual employment growth:** +1.8%
- **Unemployment rate (Jan 2025):** 3.2% (below national average of 4.4%)
- **Top-employing sectors:**
 - Health Care & Social Assistance: 137,135 jobs
 - Retail Trade: 114,927
 - Professional, Scientific & Technical Services: 111,810

Industry Strengths & Growth

- High Location Quotient sectors: Information (1.66), Finance & Insurance (1.36), Construction (1.35)

Industry Snapshot

The largest sector in the 30 Min Eagle Mountain Drive Time is Health Care and Social Assistance, employing 137,135 workers. The next-largest sectors in the region are Retail Trade (114,927 workers) and Professional, Scientific, and Technical Services (111,810). High location quotients (LQs) indicate sectors in which a region has high concentrations of employment compared to the national average. The sectors with the largest LQs in the region are information (LQ = 1.66) Finance and Insurance (1.36), and Construction (1.35).

Total Workers for 30 Min Eagle Mountain Drive Time by Industry



Highest paying sectors:

- Mining & Oil/Gas: \$122,858
- Information: \$120,058
- Management: \$114,967

Top growing sectors (next year):

- Health Care & Social Assistance (+2,665 jobs)
- Professional Services (+2,211)
- Construction (+1,546)

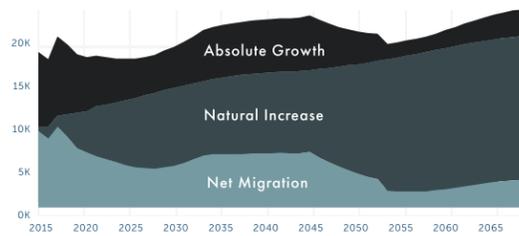
Source: JobsEQ®, <http://www.chmuraecon.com/jobseq>

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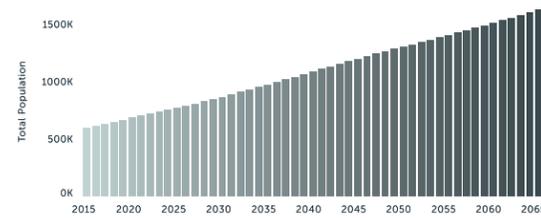
UTAH COUNTY POPULATION GROWTH

Utah County has experienced tremendous economic growth in recent years, primarily in the form of population growth and employment growth, as a plethora of new and established businesses are choosing to setup shop in the area in order to capitalize on Utah County's business friendly environment and relatively low cost of doing business. Over the next 50 years, Utah County is projected to add over 575,000 jobs, which will increase its share of total state employment from 17% to nearly one quarter (24%) of all state jobs. This is an increase of 185%, the highest growth rate among all counties. One in three of the state's new jobs are projected to be created in Utah County.

COMPONENTS OF POPULATION CHANGE



TOTAL POPULATION



Employment / Population Data Source: University of Utah Ken C. Gardner Policy Institute

Population growth in Utah County has increased more than 25% since 2010, as people are drawn to the area by ample employment opportunity, which has outpaced the National Index every year since 2011. Utah County is projected to have the largest numeric population increase in the state of Utah over the 50 year projection period by adding over 1,000,000 new residents to reach 1,600,000 by 2065. Strong employment and population growth has bolstered Utah County's industrial market in recent years, particularly for logistics properties, evidenced by the signing of numerous large leases such as Amazon's 230,000 SF facility, Facebook's 970,000 SF data center, NewVistas' 150,000 SF lease, Young Living's 90,000 SF lease, and Granny B's Cookies 56,000 SF lease.

UNPARALLEL UTAH LIFESTYLE

<p>SALT LAKE RANKED BEST PLACE TO LIVE & PARK CITY RANKED BEST TOWN EVER Outside Magazine</p>	<p>14 WORLD-CLASS SKI RESORTS</p>	<p>MORE THAN 9 MILLION ACRES OF NATIONAL FOREST</p>	<p>SALT LAKE RANKED ONE OF THE HEALTHIEST METRO AREAS Atlantic Cities Magazine</p>	<p>43 STATE PARKS</p>
<p>2ND MOST LIVABLE STATE CQ Press, 2013</p>	<p>#1 HIKING CITY - SALT LAKE CITY National Geographic Adventure</p>	<p>#1 STATE FOR FUTURE LIVABILITY Gallup Wellbeing</p>	<p>5 NATIONAL PARKS</p>	<p>UTAH HAS 6TH LOWEST CRIME RATE IN THE U.S.</p>

DEMOGRAPHICS

As a whole, the State of Utah is known for its dynamic economic climate, well-run state government, young, highly-educated work force and business friendly environment. Since 2010, Forbes has consistently ranked the state as one of the top five "Best States for Business." Utah features low costs of doing business, countless economic incentives, relatively affordable real estate costs, low wages, competitive corporate income and sales tax and affordable health care insurance.

The state of Utah has a population of 3.46 million. Approximately 2.7 million (77% of the population) lives along the Wasatch Front, a four-county geographic area surrounding Salt Lake City. The state has the ninth-fastest growing population in the country, which is also the youngest. Major universities in the Greater Salt Lake area include Brigham Young University, Utah Valley University, Salt Lake Community College, Westminster College, Eagle Gate College, Broadview University and The University of Utah.

3.6M

Population

#1

Fastest Growing Population

77%

of State's Population (2.7M) Live in Greater Salt Lake Region

91%

Have a High School Diploma, 70% have College Experience, 37% Have a Bachelor's Degree

31.4

Median Age (Lowest in the Nation)

2.9%

Unemployment Rate (BLS, May 2024)

WHY UTAH?

#1

ECONOMIC OUTLOOK
(Rich States, Poor States, 2024)

#1

BEST STATE TO START A BUSINESS
(WalletHub, 2024)

#1

BEST STATE FOR SOCIAL MOBILITY
(Archbridge Institute, 2024)

#1

BEST STATE OVERALL
(U.S. News, 2024)

#1

TOP JOB MARKET
(WSI/Moody Analytics, 2024)

#2

BEST STATE ECONOMY
(WalletHub, 2024)

#2

MOST FINANCIALLY LITERATE STATE
(WalletHub, 2023)

#4

BEST-PERFORMING SMALL CITIES: ST. GEORGE
(Milken Institute, 2024)

#4, #5

BEST-PERFORMING LARGE CITIES: SALT LAKE CITY, PROVO
(Milken Institute, 2024)

AAA

CREDIT RATING
(Fitch Ratings, 2024)

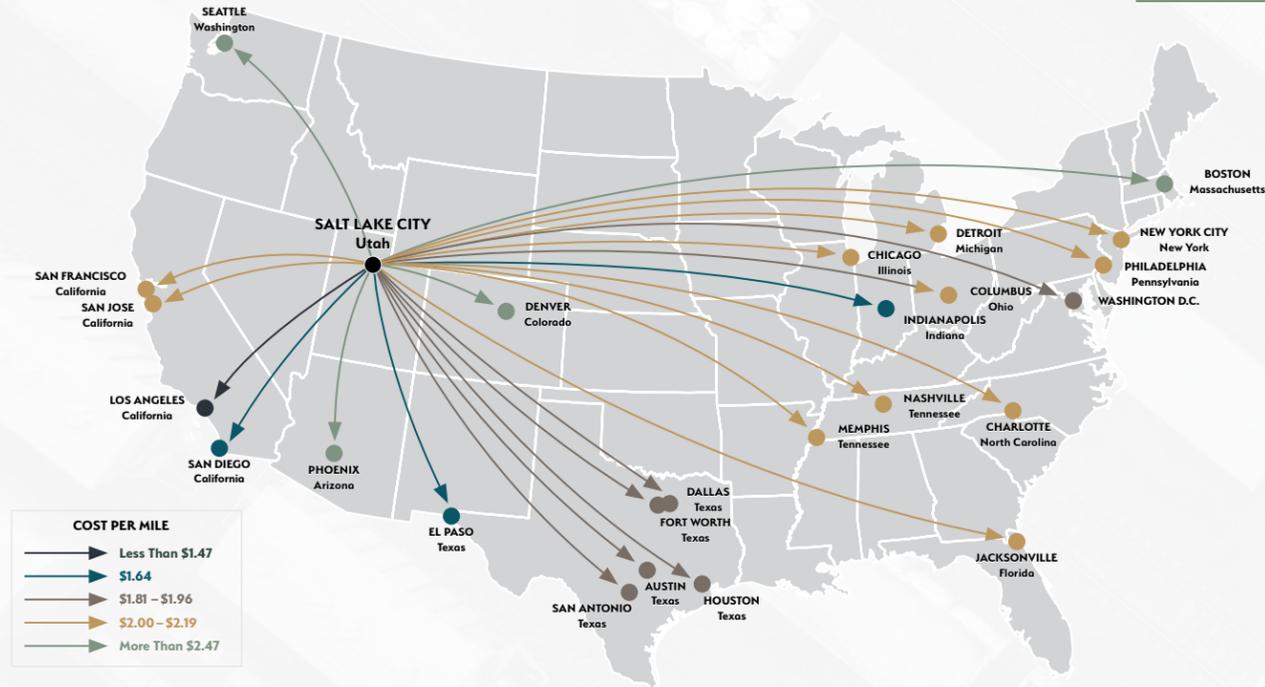
COMMERCIAL DRIVE TIMES

Utah is known as the “Crossroads of the West” for its excellent connectivity to the entire nation. The Wasatch Front, specifically, benefits from a favorable geographic location that provides easy access to primary commercial hubs across the country. This connectivity has helped established the region as a global marketplace for its ability to facilitate an efficient flow of goods through its vast transportation networks. All major metros in the Western Region, and many major metros in the Mid-West, are within a 24-hour drive time.



FREIGHT COSTS

JAN 2025

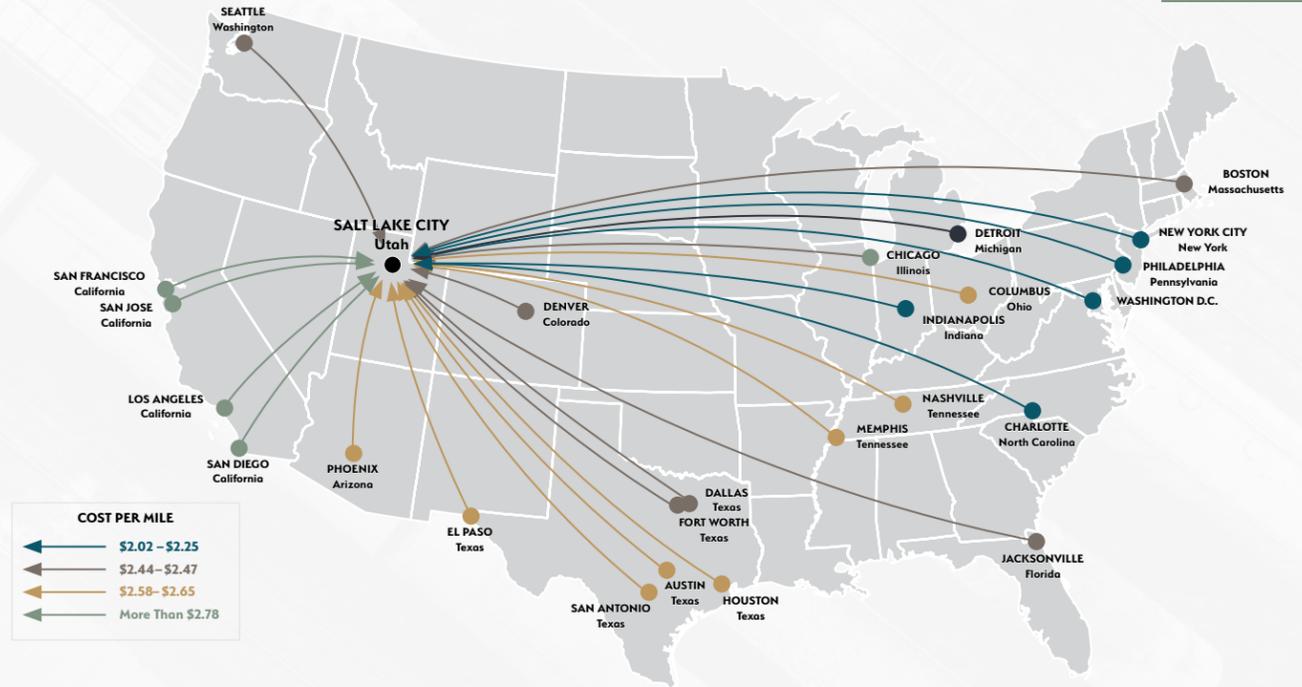


OUTBOUND TRUCK FREIGHT COSTS PER MILE FROM SALT LAKE CITY, UTAH

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JAN 2025



INBOUND TRUCK FREIGHT COSTS PER MILE TO SALT LAKE CITY, UTAH

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