

PEAK COLLECTIVE

REAL ESTATE

RESIDENTIAL | COMMERCIAL | INVESTMENT



226 S 1200 W

TOOELE, UT

8,100 SF INDUSTRIAL FACILITY ON 5 AC FOR SALE OR LEASE



EXECUTIVE SUMMARY

ADDRESS	226 S 1200 W, Tooele, UT	BUILDING SF	8,100 SF
LEASE PRICE PER SF	\$22.22/SF/YR	TOTAL AC	5 AC
MONTHLY RENT	\$15,000/MO	ZONING	Industrial
CAM FEES	\$3.37/SF/YR	POWER	3-Phase
TOTAL MONTHLY RENT	\$17,274/MO	YEAR BUILT	2007

Available for lease, this exceptional industrial property offers 5 acres of yard space, and an 8,100 SF facility with 900 SF of mezzanine storage. Ideal for industrial, service, manufacturing, or transportation uses, the building features 3-phase power and 200-amp service to support heavy-duty operations. Five 18' x 18' overhead doors and two additional 14' x 14' overhead doors provide efficient equipment access, loading, and fleet storage.

The facility is well-equipped with natural gas heaters, brand-new LED lighting, an on-site generator, pressure washer, air compressor, and dedicated cleaning bay with an oil separator. A clean-burn oil furnace further enhances operational efficiency. With railroad access and a secure fenced yard, this property offers versatile warehouse space, strong industrial capabilities, and excellent logistical support.

226 S 1200 W
TOOELE, UT

8,100 SF

5 AC



INDUSTRIAL ZONING PERMITTED USE

- Accessory Building
- Agriculture (horticulture)
- Amusement Facility
- Automobile Sales and Rental
- Automobile Service and Repair
- Building Maintenance Services
- Business Office
- Car Wash
- Conference Center
- Contractor's Display/Office
- Convenience Store, without Gasoline Sales
- Convenience Store, with Gasoline Sales
- Cultural activities and uses
- Fast Food Restaurant
- Financial Services
- Funeral Home/Mortuary
- Garden Center
- General Industrial Activity
- Hardware and Garden Supply Store
- Health Care Facility
- Health Care Provider
- Health Club
- Hotel
- Laundromat
- Medical Cannabis Pharmacy
- Motel
- Nursery
- Open Space Areas, Trails
- Park and Ride Facilities
- Personal Services
- Professional Office
- Reception Center
- Recreational Facility (Indoor)
- Repair Shop
- Research Facility
- Restaurant
- Retail Sales
- Retail Store (Total maximum 3,000 SF)
- Temporary Construction Office
- Temporary Seasonal Use
- Temporary Use
- Theater (Outdoor)
- Veterinary Clinic/Animal Hospital

INDUSTRIAL ZONING CONDITIONAL USE

- Accessory Drive Through Facility
- Accessory Dwelling Unit for Caretaker Only
- Accessory Outdoor Sales and Display
Incidental to an Allowed Use
- Accessory Outside Storage (considered as a
Conditional Use for a Use allowed)
- Airport
- Auto Impound Yard
- Automobile Body and Fender Service & Repair
- Campground, Travel Trailer Park
- Contractor's Storage Yard
- Day-Care/Pre-School Center
- Distribution Center
- Heavy Equipment Sales and Rental
- Heliport
- Kennel
- Membership Club
- Public or Private Educational Facility
- Personal Storage Facility (Mini-Storage)
- Private Club/Bar
- Public Use
- Recreational Facility (Outdoor)
- Recycling Collection Site
- Shooting Range, Indoor
- Telecommunications Site/Facility
- Tobacco Specialty Store (see Note #5)
- Utility Service Facility (major)
- Utility Service Facility (minor)
- Warehouse



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EXTERIOR PHOTOS





EXTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





MARKET DEMOGRAPHICS

Tooele, Utah continues to experience strong population growth, and stands out as a young and active community, with 28.9% of residents under age 18 and 71.1% of the population participating in the labor force, trends that support continued demand for housing, retail, services, and jobs. Located about 35 miles from Salt Lake City, Tooele offers the advantage of proximity to a major metro area while still providing room for expansion, making it an increasingly attractive market for residents, businesses, and long-term investment.

SUMMARY	2 Mile Radius	5 Mile Radius	10 Mile Radius
Population	16,718	42,884	79,431
2029 Population Projection	20,853	53,661	99,524
Total Households	5,652	13,728	24,069
Avg Household Income	\$92,157	\$95,113	\$105,710
Median Age	33.1	32.9	32.8
Total Consumer Spending	\$207.2M	\$528.6M	\$999M



MARKET ANALYSIS

Tooele's industrial market is becoming one of the more compelling growth stories in Utah, driven by a combination of population growth, transportation access, and expanding rail-served industrial capacity. Tooele City's own community profile reports a 3.10% annual growth rate, helping strengthen the long-term labor pool and local business demand.

The area already offers access to Interstate 80, Highway 36, freight rail, and regional air connections, while the Utah Inland Port Authority identifies the Tooele Valley project area as a unique industrial opportunity because of its adjacency to both rail and I-80.

In nearby Grantsville, Lakeview Business Park brings 800 rail-served acres to the market for manufacturing, distribution, research, and other industrial uses, with service tied into the Savage Tooele Railroad and Union Pacific network. Established operators such as Cabela's Distribution, Carvana, and Tooele Army Depot, along with Central States Manufacturing's expansion into Tooele City, add further depth to the market.

The broader Salt Lake industrial market maintained healthy leasing trends and resilient vacancy through 2025, Tooele appears well-positioned for continued industrial growth and long-term investor interest.



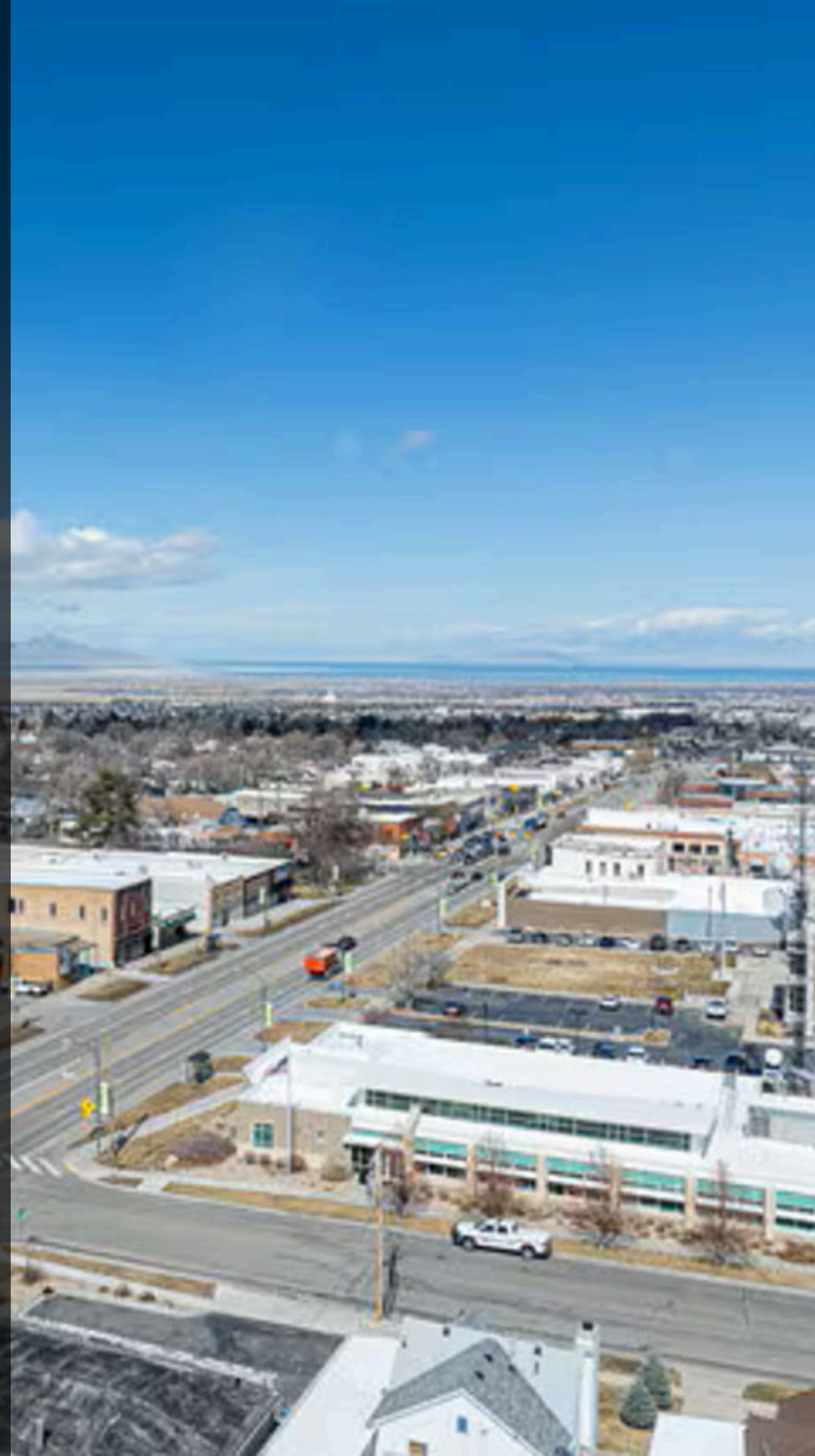
TOOELE, UT

Tooele offers a mix of wide-open Utah scenery, outdoor recreation, motorsports, and small-town history, all within an easy drive of Salt Lake City.

Tooele is one of the best base camps for Utah's West Desert and the Bonneville Salt Flats, with access to ATV trails, hiking, fishing, and other outdoor activities.

Tooele is also close to Great Salt Lake experiences, including viewpoints, boating access, and bird-watching at Great Salt Lake State Park. For visitors who like local culture, Tooele also has museums that highlight pioneer, railroad, mining, and firefighting history, and the area offers public star parties at the Stansbury Park Observatory.

Altogether, Tooele stands out as a destination where visitors can enjoy unique landscapes, family-friendly attractions, and hands-on experiences that feel distinctly Utah.





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