

**Site Contact Information**

**Broker:** Larsen, Paul  
**Company:** Brigham City Corporation  
**Phone:** 435-734-6603  
**E-mail:**  
 plarsen@brighamcity.utah.gov

**Local Economic Development Contact**

**City/County:** Brigham City  
**ED Contact:** Paul Larsen  
**E-mail:**  
 plarsen@brighamcity.utah.gov  
**Phone:** 801-734-6603

**Brigham City Redevelopment Agency  
Property**

**Property Type:** Light Industrial, Mixed Use, Office/Tech/R&D Park, Retail

**Street:** 1195 West Forest Street  
**City:** Brigham City  
**County:** Box Elder  
**State:** Utah  
**Zip Code:** 84302  
**Description:** Vacant corner property comprised of three separate parcels. Former auto salvage property. .83 miles from I-15.

**Acreage**

**Total Acreage:** 7 acres  
**Divisible Minimum Acres:** 7 acres  
**Divisible Maximum Acres:** 7 acres

**Price (Sale or Lease)**

**Sale Price (Total/Per Acre or PSF):** Negotiable call Paul Larsen USD  
**Lease Price (per Acre or PSF):** Negotiable call Paul Larsen USD  
**Lease Type (if applicable):** Triple Net  
**Minimum Lease Term (years):** Negotiable

**Building**

**Total Building Square Footage:** 0 square feet  
**Minimum Available SF:** 0 square feet  
**Maximum Available SF:** 0 square feet  
**Divisible:** N/A  
**Site Acreage Available for Development:** Yes  
**Year Built:** 0  
**Concrete Floor Thickness:**  
**Ceiling Height (industrial):**  
**Number of Dock-high Doors:**  
**Number of Ground-level Doors:**  
**Office Space Classification:** N/A  
**Capacity of Crane:**  
**Parking Stalls:**

**Distance to Major Interstate**

**Distance:** 1 miles

**Distance to International Airport**

**Distance:** 61 miles

**Rail**

**Rail Available:** No  
**Provider:**  
**Siding Available:** N/A  
**Spur Dedicated:** N/A  
**If No, Distance to Nearest Line:** .72 miles  
**Distance to Nearest Intermodal Facility:** 25 miles

**Telecommunications Service**

**Provider Name:** Qwest, Comcast, UTOPIA

**Type of Service:** Fiber, T3, T1  
**Redundant Fiber:** Yes

#### Electric Service

**Service Provider:** Brigham City Light and Power  
**Local Utility Representative:**  
Dave Burnett, (435) 734-6623, dburnett@brighamcity.utah.gov  
**KVA/Phase/Voltage:** KVA N/A, single-phase, three-phase  
**Redundant Power:** Yes

#### Natural Gas Service

**Service Provider:** Questar Gas  
**Local Utility Representative:**  
Darren Rhees, (801) 395-6734, Darren.Rhees@questar.com

#### Sewer Service

**Service Provider:** Brigham City Waste Treatment Department  
**Local Utility Representative:**  
Raymond Poulson, (435) 723-3146, rpoulson@brighamcity.utah.gov

#### Water Service

**Service Provider:** Brigham City Water Department  
**Local Utility Representative:**  
Rene Cedillo, (435) 723-1482, rcedillo@brighamcity.utah.gov

#### Misc.

**Phase I Environment Report Available:** Yes  
**Geo-technical Assessment Available:** No  
**Wetlands:** No  
**Brownfield:** Yes  
**Zoning:** M-D - Manufacturing-Distribution, Light industrial, office, commercial  
**Foreign Trade Zone:** No  
**Enterprise Zone:** No  
**New Market Tax Credits:** Not Eligible

#### Taxes

**Individual Income Tax Rate (max):** 5.0 %  
**Corporate Income Tax Rate:** 5.0 %

#### State Incentives

<http://www.edcutah.org/businessincentives.php>

#### Date of Qualification

**Initial Qualification:** 7/27/2010  
**Updated:** 7/15/2011