



## CB Properties

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

**Street:** 1100 West Forest Street  
**City:** Brigham City  
**County:** Box Elder  
**State:** Utah  
**Zip Code:** 84302

**Description:** Four individual parcels ranging from 4 acres to 10 acres each, total of 24.3 acres. Vacant pasture land, improved frontage on Forest Street, which leads to center of town to the east (1 mile to Historic Courthouse) and entrance to Interstate 15 to the west. Just over one mile to Interstate 15, 2.6 mile from Brigham City Municipal Airport, and approximately 1,300 to Historic Railroad Station. Western parcel has frontage on both Forest Street and Industrial Way.

### 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

### Acreage

**Total Acreage:** 24 acres  
**Divisible Minimum Acres:** 24 acres  
**Divisible Maximum Acres:** 24 acres

### Price (Sale or Lease)

**Sale Price (Total/Per Acre or PSF):** \$2,500,000 total / \$102,880 per acre USD  
**Lease Price (per Acre or PSF):** Negotiable USD  
**Lease Type (if applicable):**  
**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:** <1 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:** On site  
**Redundant Power:** N/A

#### Natural Gas Service

**Service Provider:** Questar Gas  
**Local Utility Representative:**  
Darren Rhees, Questar Gas, (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:** No  
**Geo-technical Assessment Available:** No  
**Wetlands:** No  
**Brownfield:** No  
**Zoning:** A-5 (holding zone for M-D), Agriculture (rezone upon landowner request)  
**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:** 9/16/2010  
**Updated:** 7/15/2011