

## Airport Industrial Park (Mt. Pleasant)

**Property Type:** Light Manufacturing, Warehouse/Distribution

**Street:** 1450 South Blackhawk Blvd.  
**City:** Mount Pleasant  
**County:** Sanpete  
**State:** Utah  
**Zip Code:** 84647  
**Description:** Located in Phase II of the Mt. Pleasant City Airport Industrial Park. Facility constructed in 2008.

### Acreage

**Total Acreage:** 9 acres  
**Divisible Minimum Acres:** 9 acres  
**Divisible Maximum Acres:** 9 acres

### Price (Sale or Lease)

**Sale Price (Total/Per Acre or PSF):** \$800,000 USD  
**Lease Price (per Acre or PSF):** Negotiable USD  
**Lease Type (if applicable):**  
**Minimum Lease Term (years):** Negotiable



### Building

**Total Building Square Footage:** 40000 square feet  
**Minimum Available SF:** 40000 square feet  
**Maximum Available SF:** 40000 square feet  
**Divisible:** Yes  
**Site Acreage Available for Development:** Yes  
**Year Built:** 2008  
**Concrete Floor Thickness:**  
**Ceiling Height (industrial):** 25  
**Number of Dock-high Doors:** 2  
**Number of Ground-level Doors:** 2  
**Office Space Classification:** N/A  
**Capacity of Crane:**  
**Parking Stalls:** 66 paved, space for more

### Distance to Major Interstate

**Distance:** 28 miles

### Distance to International Airport

**Distance:** 107 miles

### Rail

**Rail Available:** No  
**Provider:**  
**Siding Available:** N/A  
**Spur Dedicated:** N/A  
**If No, Distance to Nearest Line:** 43 miles  
**Distance to Nearest Intermodal Facility:** 111 miles

### Telecommunications Service

**Provider Name:** CentraCom, AltaZip Wireless  
**Type of Service:** Wireless, Fiber, T3, T1  
**Redundant Fiber:** Yes



### Site Contact Information

**Broker:** Christensen, Kevin  
**Company:** Sanpete County  
**Phone:** 435-835-4321  
**E-mail:** kevin@sanpete.com

### Local Economic Development Contact

**City/County:** Sanpete County  
**ED Contact:** Kevin Christensen  
**E-mail:** kevin@sanpete.com  
**Phone:** 435-835-4321

#### Electric Service

**Service Provider:** Mt. Pleasant City  
**Local Utility Representative:**  
City Hall, 435-462-2502 -- stubbed to building  
**KVA/Phase/Voltage:** KVA not available, three-phase  
**Redundant Power:** N/A

#### Natural Gas Service

**Service Provider:** Questar Gas  
**Local Utility Representative:**  
Carlene Blackham, 435-436-8536 -- stubbed to building

#### Sewer Service

**Service Provider:** Mt. Pleasant City  
**Local Utility Representative:**  
City Hall, 435-462-2502 -- stubbed to building

#### Water Service

**Service Provider:** Mt. Pleasant City  
**Local Utility Representative:**  
City Hall, 435-462-2502 -- stubbed to building

#### Misc.

**Phase I Environment Report Available:** No  
**Geo-technical Assessment Available:** No  
**Wetlands:** No  
**Brownfield:** No  
**Zoning:** Manufacturing Park, Industrial, Manufacturing, Warehouse  
**Foreign Trade Zone:** No  
**Enterprise Zone:** Yes  
**New Market Tax Credits:** Not Eligible

#### Taxes

**Individual Income Tax Rate (max):** 5.35 %  
**Corporate Income Tax Rate:** 5.0 %

#### State Incentives

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

#### Date of Qualification

**Initial Qualification:** 1/6/2011  
**Updated:** 11/28/2011