

Executive Summary

Costco Wholesale Depot Phase Two

Phase Two of Costco Warehouse Depot's construction is moving ahead of its initial schedule. This phase includes one million square feet of cold and dry storage and distribution facilities on 200 acres. Values shown are for Phase Two only.



PROJECT SCOPE

New Business Attraction



CONSTRUCTION

1 million SF

Warehouse & Distribution facilities



CAPITAL INVESTMENT

Facility: \$94 Million

Equipment: \$19.4 Million



JOB CREATION

New: 115

Avg Wage: \$55,350

112% SLC 2025 Average

NEW CONSTRUCTION (One Time Impact)

Impact	Employment	Labor Income	Output
Direct	544.85	\$27,585,219.49	\$94,000,000.00
Indirect	111.70	\$5,916,660.45	\$23,565,884.85
Induced	94.56	\$3,941,218.05	\$15,474,121.68
Total	751.11	\$37,443,097.99	\$133,040,006.53

NEW JOBS (Recurring Impact)

Impact	Employment	Labor Income	Output
Direct	115	\$6,415,142.51	\$20,908,010.62
Indirect	56.52	\$2,171,239.42	\$7,026,121.64
Induced	23.12	\$965,008.88	\$3,784,537.63
Total	194.64	\$9,551,390.81	\$31,718,669.89

Incentives for consideration:

- Ad Valorem Tax Exemption on Building and TPP (City/County): Years 1-3 at 60% , Years 4-6 at 40%, and Years 7-10 at 20%
- Impact Fee Mitigation
- Job Growth Investment Grant (County)
- Expedited Site Plan & Permitting (City)

Data is based on 2025 dollars and 2023 IMPLAN data using the category "Wholesale Grocery & Related Product Distribution." Results may vary based on the unique characteristics of each project. The projections in this report are based on IMPLAN data and models, which include certain assumptions and estimates. While we strive for accuracy, these projections are subject to limitations such as data quality, model assumptions, and external factors that may impact results. Therefore, the findings should be interpreted as estimates and not exact figures. Users should consider these results as one of many tools in economic planning and decision-making.