

**AVAILABLE
FOR LEASE**

BDO 550

550 Depot Drive | Ogden, UT



BUILDING SPECS

Concrete Tilt-Up Flex Construction

Completed January, 2002

106,512 Square Feet

80,000 Square Feet Available

Includes 30K of Office (option to demo)

28' Clear Height

1 (12'x14') Ground Level Door

10 (9'x10') Dock Doors

480 Volt 3 Phase Power / 2,000 Amps

Column Spacing 52'8" x 54'

ESFR Sprinkler System

6" Reinforced Concrete Slab

BUSINESS DEPOT OGDEN

11,700,000 total SF

1,118 acres

PROXIMITY

40 minutes to Salt Lake City and
the SLC International Airport

1 mile from I-15

RENTAL RATE

Call for more details

Business Depot Ogden (BDO) is a 1,118-acre master planned business park with 250 build-to-suit available acres. BDO has 5.2 million square feet of new construction, 6,500,000 existing square feet and 500,000 square feet of available space. BDO, formerly a military installation, has been transformed into a business and industrial park and is a vibrant, growing park that has undergone significant changes since the transfer to Ogden City in 1997. BDO has more than 13 million square feet of industrial and office space.

CONTACT

Cameron Cook

Project Manager

801.399.9885 Office

cameroncook@boyercompany.com



BUSINESS DEPOT
Ogden

www.boyerbdo.com

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— Photos —

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— Floor Plan —

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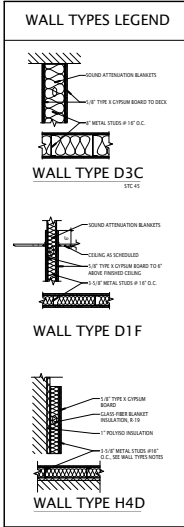
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Floor Plan —

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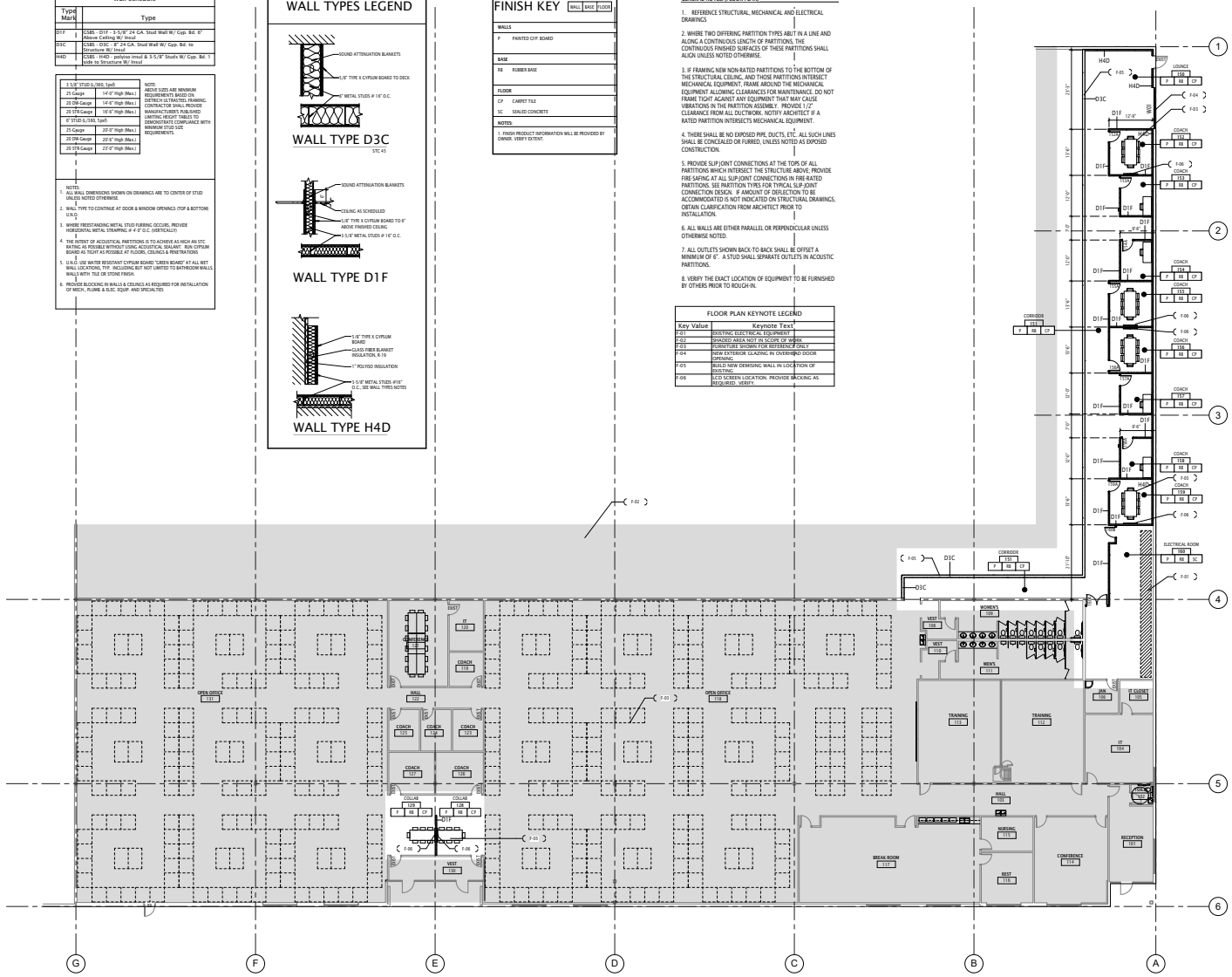
Wall Schedule	
Type Mark	Type
D1F	1/2" Gypsum - D1F - 1/2" Gypsum on CA Stud Wall w/ Cap. B&I of Mineral Cotton Ins. 1/2"
D3C	1/2" Gypsum - D3C - 1/2" Gypsum on CA Stud Wall w/ Cap. B&I of Mineral Cotton Ins. 1/2"
H4D	1/2" Gypsum - H4D - 1/2" Gypsum on 2x4 Stud Wall w/ Cap. B&I of Mineral Cotton Ins. 1/2"
<p>1/2" Gypsum Wall Schedule</p> <p>NOTE: ABOVE SIZES ARE MINIMUM REQUIREMENTS. BASED ON CURRENTLY INSTALLED REMAINING CONTRACTORS SHALL PROVIDE MANUFACTURER'S PUBLISHED WEIGHT WEIGHT SCHEDULE TO ARCHITECT FOR CONFORMANCE WITH REQUIREMENTS.</p>	
1/2" Gypsum	1/2" High (Max)
2x4 Stud	16" High (Max)
2x6 Stud	14" High (Max)
2x8 Stud	12" High (Max)
2x10 Stud	10" High (Max)
2x12 Stud	8" High (Max)
2x14 Stud	6" High (Max)
2x16 Stud	4" High (Max)
2x18 Stud	2" High (Max)
2x20 Stud	0" High (Max)



FINISH KEY	
Key Value	Keynote Text
W1	PAINTED GYP BOARD
R1	RUBBER EDGE
F1	CARPET TILE
C1	SCALED CONCRETE

- GENERAL NOTES (FLOOR PLAN)**
- REFERENCE STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
 - WHERE TWO DIFFERING PARTITION TYPES ABUT IN A LINE AND ALONG A CONTINUOUS LENGTH OF PARTITIONS, THE CONTIGUOUS FINISHED SURFACES OF THESE PARTITIONS SHALL ALIGN UNLESS NOTED OTHERWISE.
 - IF FRAMING NEW NON-RATED PARTITIONS TO THE BOTTOM OF THE STRUCTURAL CEILING, AND THESE PARTITIONS INTERSECT MECHANICAL EQUIPMENT, FRAME AROUND THE MECHANICAL EQUIPMENT ALLOWING CLEARANCE FOR MAINTENANCE. DO NOT FRAME TIGHT AGAINST ANY EQUIPMENT THAT MAY CAUSE OBSTRUCTIONS IN THE PARTITION ASSEMBLY. PROVIDE 1/2" CLEARANCE FROM ALL DUCTWORK. NOTIFY ARCHITECT IF A RATED PARTITION INTERSECTS MECHANICAL EQUIPMENT.
 - THERE SHALL BE NO EXPOSED PIPE, DUCTS, ETC. ALL SUCH LINES SHALL BE CONCEALED OR FURRED, UNLESS NOTED AS EXPOSED CONSTRUCTION.
 - PROVIDE SLIP JOINT CONNECTIONS AT THE TOP OF ALL PARTITIONS WHICH INTERSECT THE STRUCTURE ABOVE. PROVIDE FIRE SPRING AT ALL SUPPORT CONNECTIONS IN FIRE-RATED PARTITIONS. SEE PARTITION TYPES FOR TYPICAL SLIP JOINT CONNECTION DETAIL. IF AMOUNT OF DEFLECTION TO BE ACCOMMODATED IS NOT INDICATED ON STRUCTURAL DRAWINGS, OBTAIN CLASSIFICATION FROM ARCHITECT PRIOR TO INSTALLATION.
 - ALL WALLS ARE EITHER PARALLEL OR PERPENDICULAR UNLESS OTHERWISE NOTED.
 - ALL OUTLETS SHOWN BACK TO BACK SHALL BE OFFSET A MINIMUM OF 6". ALL OUTLETS SHALL SEPARATE OUTLETS IN ACOUSTIC PARTITIONS.
 - VERIFY THE EXACT LOCATION OF EQUIPMENT TO BE FURNISHED BY OTHERS PRIOR TO BUILD-OUT.

FLOOR PLAN KEYNOTE LEGEND	
Key Value	Keynote Text
P1	EXISTING ELECTRICAL EQUIPMENT
P2	EXISTING WALL IN LOCATION OF WALL
P3	NEW EXTERIOR CONCRETE IN OPENING TO EXISTING FLOOR
P4	NEW EXTERIOR CONCRETE IN OPENING TO EXISTING FLOOR
P5	NEW EXTERIOR CONCRETE IN OPENING TO EXISTING FLOOR
P6	NEW EXTERIOR CONCRETE IN OPENING TO EXISTING FLOOR
P7	NEW EXTERIOR CONCRETE IN OPENING TO EXISTING FLOOR
P8	NEW EXTERIOR CONCRETE IN OPENING TO EXISTING FLOOR
P9	NEW EXTERIOR CONCRETE IN OPENING TO EXISTING FLOOR
P10	NEW EXTERIOR CONCRETE IN OPENING TO EXISTING FLOOR
P11	NEW EXTERIOR CONCRETE IN OPENING TO EXISTING FLOOR
P12	NEW EXTERIOR CONCRETE IN OPENING TO EXISTING FLOOR
P13	NEW EXTERIOR CONCRETE IN OPENING TO EXISTING FLOOR
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P97	NEW EXTERIOR CONCRETE IN OPENING TO EXISTING FLOOR
P98	NEW EXTERIOR CONCRETE IN OPENING TO EXISTING FLOOR
P99	NEW EXTERIOR CONCRETE IN OPENING TO EXISTING FLOOR
P100	NEW EXTERIOR CONCRETE IN OPENING TO EXISTING FLOOR



Level 1 - FLOOR PLAN
 1/11 3/32" = 1'-0"

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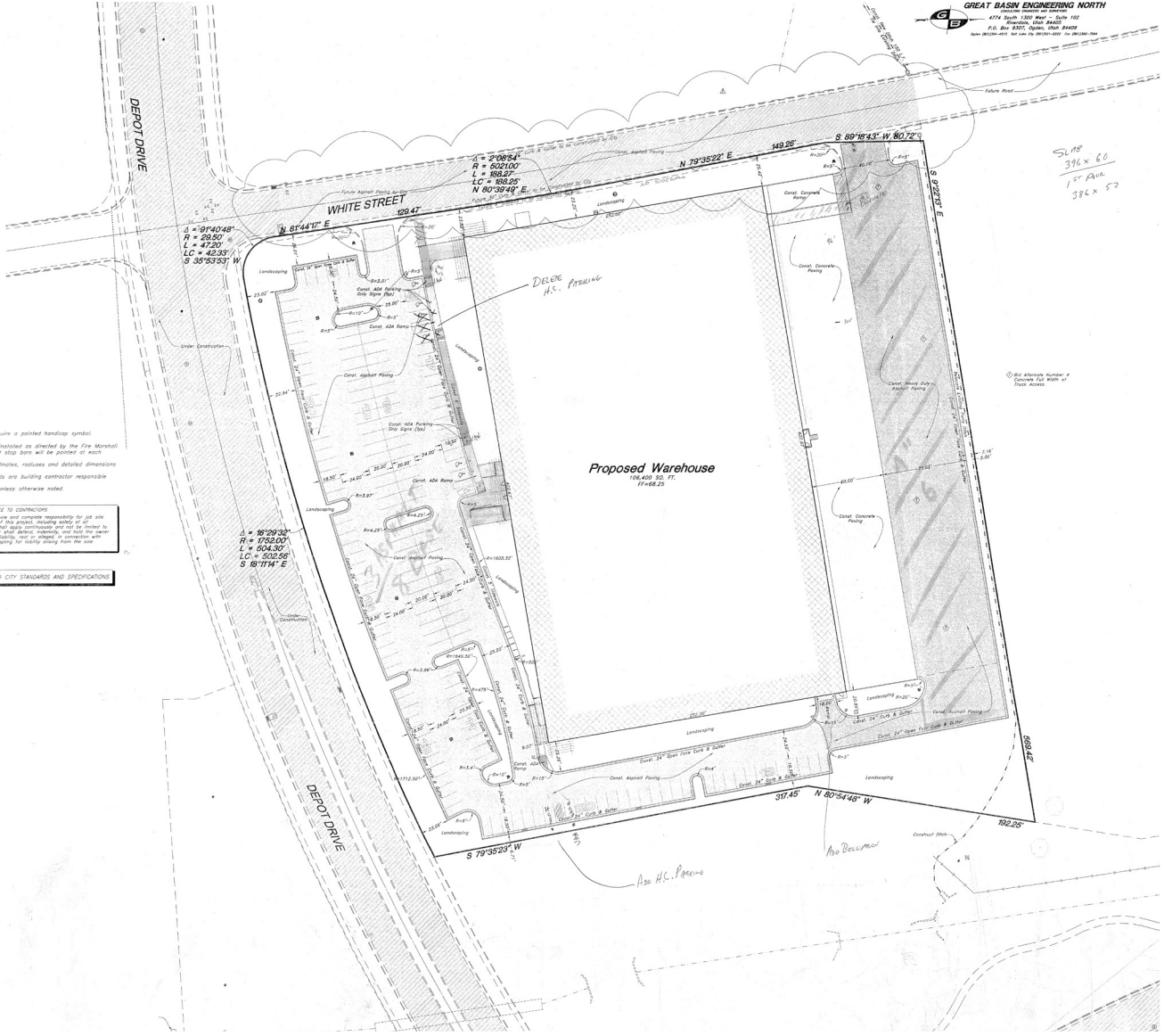
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— Site Plan —

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GREAT BASIN ENGINEERING NORTH
 4774 South 1300 West - Suite 102
 West Jordan, Utah 84088-9489
 Tel: 801.332.9616
 Fax: 801.332.9617

52.98'
 396' x 60'
 1st Ave.
 384' x 57'

GENERAL SITE NOTES

1. Stairs designated as handrail will require a painted handrail symbol.
2. Fire line markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be placed at each driveway as shown on the plans.
4. Site markings, control lines for roadblocks, roadways and detailed dimensions of site improvements.
5. Building setbacks, ramps, and bollards are building contractor responsible items. See architectural plans.
6. All dimensions are to basis of curb unless otherwise noted.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall retain eye and complete responsibility for all site conditions during the course of construction of this project. He shall be held liable for any damages to persons, property, or the environment that may occur as a result of his negligence or failure to comply with all applicable laws, rules and regulations, and to obtain all necessary permits and approvals from the appropriate authorities. He shall be held liable for any damages to persons, property, or the environment that may occur as a result of his negligence or failure to comply with all applicable laws, rules and regulations, and to obtain all necessary permits and approvals from the appropriate authorities.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS

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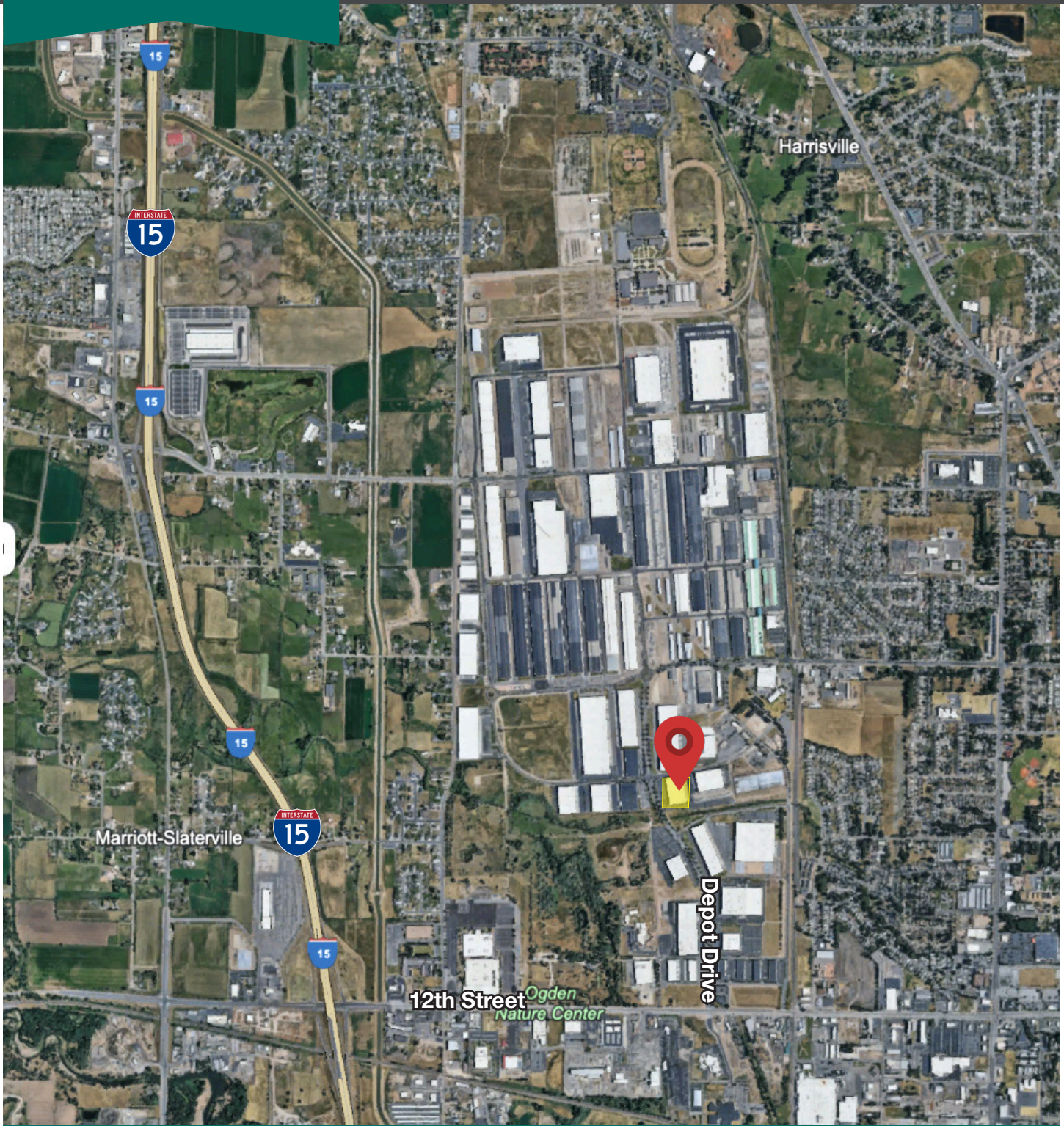
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— Site Location —

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