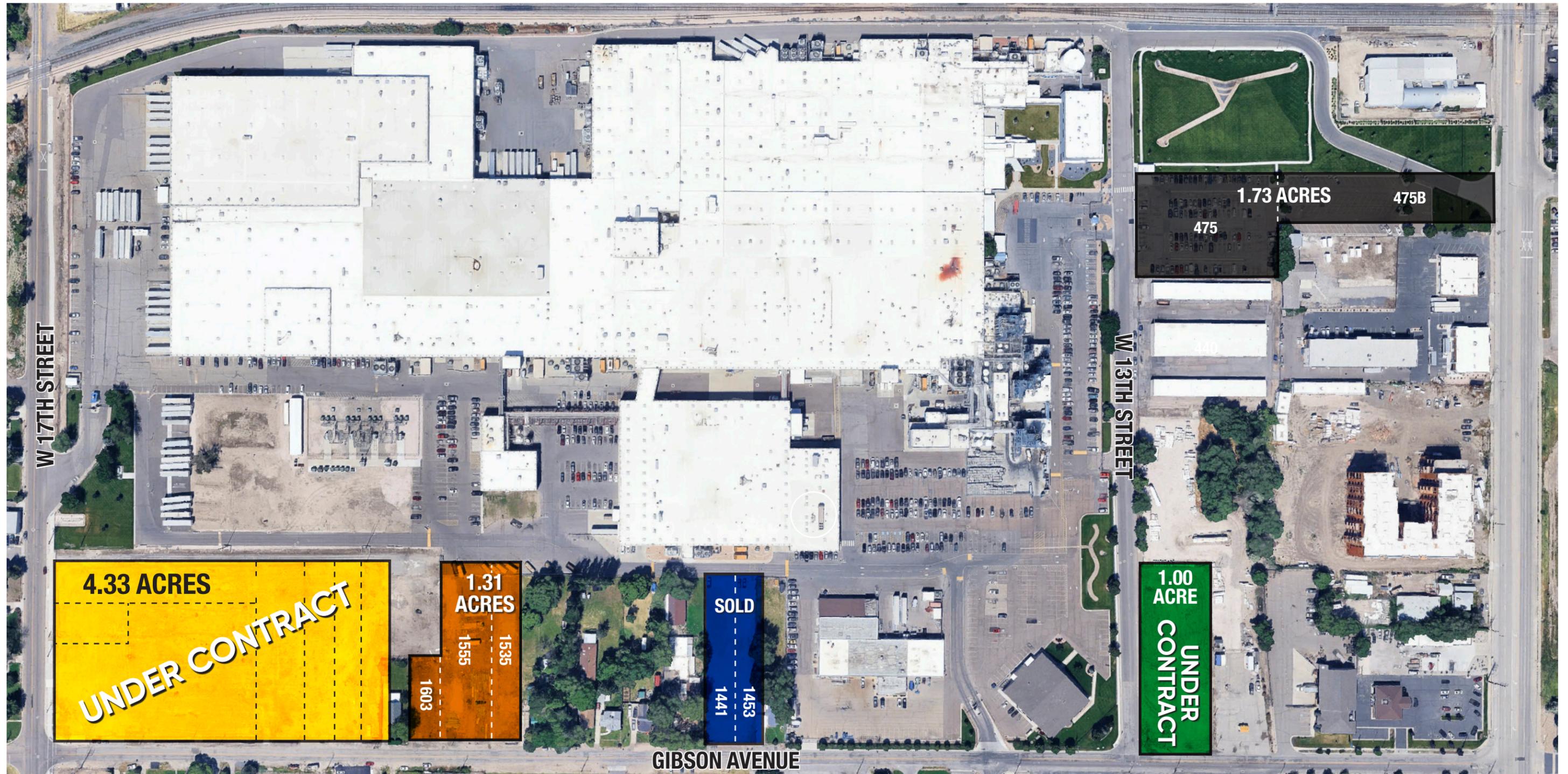


17th Street and Gibson Avenue | Ogden, UT 84404

INDUSTRIAL LAND FOR SALE

FOUR ASSEMBLAGES: 4.33 acres, 1.31 acres, 1.00 acre, and 1.73 acres

- Assemblage #1: UNDER CONTRACT
- Assemblage #2: \$11.75/SF
- Assemblage #3: UNDER CONTRACT
- Assemblage #4: \$8.95/SF
- Sold



INDUSTRIAL LAND FOR SALE

17th Street and Gibson Avenue | Ogden, UT 84404

An excellent opportunity for a local or regional developer or end-user to construct an industrial building on the vibrant north side of Ogden's downtown area.

Key Features Include:

- 4 Assemblages
 - #1: 4.33 Acres | \$10.95/SF
 - #2: 1.31 Acres | \$11.75/SF
 - #3: 1.00 Acre | \$8.95/SF
 - #4: 1.73 Acres | \$8.95/SF
- Ease of access to 12th Street
- 1.7 miles to Interstate 15 access ramps
- Close proximity to a variety of amenities
- Immediate development rediness
- M1/M2 zoning



Parcel Overview

ASSEMBLAGE #1 UNDER CONTRACT				
ADDRESS	PARCEL NUMBER	SF	TOTAL AREA	PRICE/SF
334 W 17th Street	121250003	19,217	4.33 Acres (188,532 SF)	\$10.95
364 W 17th Street	121250002	43,560		
1619 Gibson Ave	121250032	15,452		
1623 Gibson Ave	121250031	15,270		
1631 Gibson Ave	121250030	15,270		
1635 Gibson Ave	121250029	30,540		
NEC Gibson & W 17th St	121250054	49,223		

ASSEMBLAGE #2				
ADDRESS	PARCEL NUMBER	SF	TOTAL AREA	PRICE/SF
1535 Gibson Ave	122660002	18,542	1.31 Acres (56,946 SF)	\$11.75
1555 Gibson Ave	121250037	30,904		
1603 Gibson Ave	121250036	7,500		

SOLD		
ADDRESS	PARCEL NUMBER	SF
1441 Gibson Ave	121250044	15,270
1453 Gibson Ave	121250045	15,270

ASSEMBLAGE #3 UNDER CONTRACT			
ADDRESS	PARCEL NUMBER	TOTAL AREA	PRICE/SF
1285 Gibson Ave	121200014	1.00 Acres (43,560 SF)	\$8.95
1285 Gibson Ave	121200026		

ASSEMBLAGE #4			
ADDRESS	PARCEL NUMBER	TOTAL AREA	PRICE/SF
475 W 13th Street	120990020	1.73 Acres (75,359 SF)	\$8.95
475B W 13 Street	120990008		

Contact

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INDUSTRIAL LAND FOR SALE

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INDUSTRIAL LAND FOR SALE

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Ogden, Utah, has emerged as a dynamic economic hub, known for its robust manufacturing, logistics, and aerospace sectors. Major employers, including Fresenius Medical Care, Northrop Grumman, Autoliv, Hershey, and the IRS, significantly contribute to job growth in the area. The city's advantageous location along the I-15 corridor facilitates easy access to Salt Lake City and other vital markets, positioning it as an attractive destination for industrial and distribution enterprises.

Beyond its economic strengths, Ogden offers a high quality of life characterized by a combination of urban amenities and outdoor recreational opportunities. Residents can enjoy world-class skiing, hiking, and biking in the nearby Wasatch Mountains. The revitalized downtown area boasts a blend of historic charm and contemporary services, including an array of restaurants, breweries, and cultural attractions such as the Ogden Union Station and Eccles Art Center.

With a cost of living that is lower than many other Western cities and a favorable business environment, Ogden continues to draw both companies and individuals seeking economic opportunities and a balanced lifestyle.

Ogden Demographics

DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
2024 Population	6,934	77,618	159,127
2029 Population Projection	7,482	83,371	171,127
Median Age	32.8	33.8	33.7
2024 Households	2,624	28,598	56,999
Median Home Value	\$219,895	\$289,314	\$326,216
Average Household Size	2.6	2.6	2.7
Average Household Income	\$77,262	\$71,646	\$81,682
Local Daytime Businesses	478	3,668	6,676
Employees	6,658	47,780	75,007
Average Employees per Business	14	13	11

Average Household Spending

