

Business Depot Ogden

205 N. 1140 W., Bldg. 4 | Ogden, UT 84404

Lease Rate

\$0.73/SF

Base Rent

Move In Ready!



Industrial For Sublease | Available through July 31, 2031 | 51,787 SF

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Building Highlights



Building Size
51,787 SF



Office Size
3,080 SF



Warehouse Size
48,707 SF



Dock High Doors
12

Ground Level Doors
1

Total SF 51,787

Office SF 3,080 SF +
Shipping &
Receiving Office

Warehouse SF 48,707

Dock High Doors 12

Ground Level Doors 1

Clear Height 28'

Construction Concrete tilt up

Sprinklers ESFR

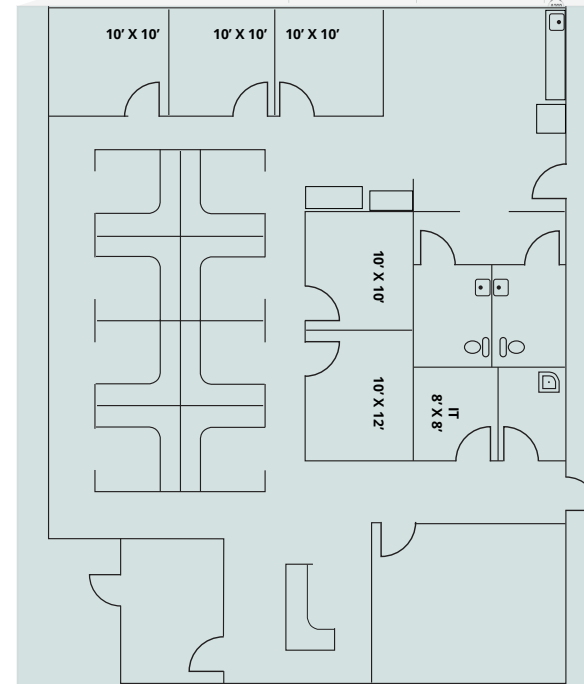
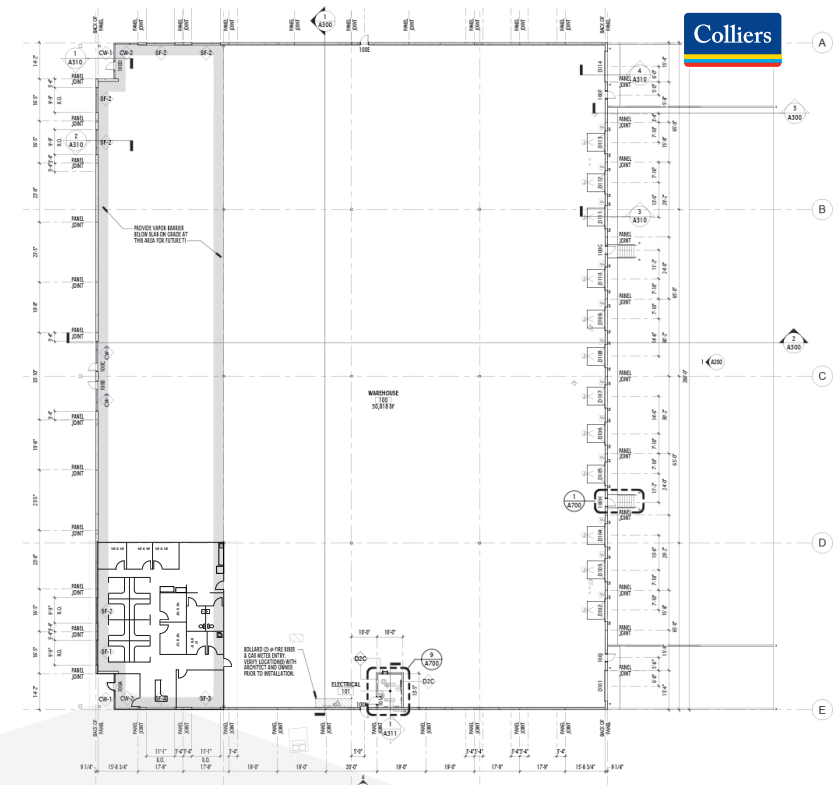
Power TBD

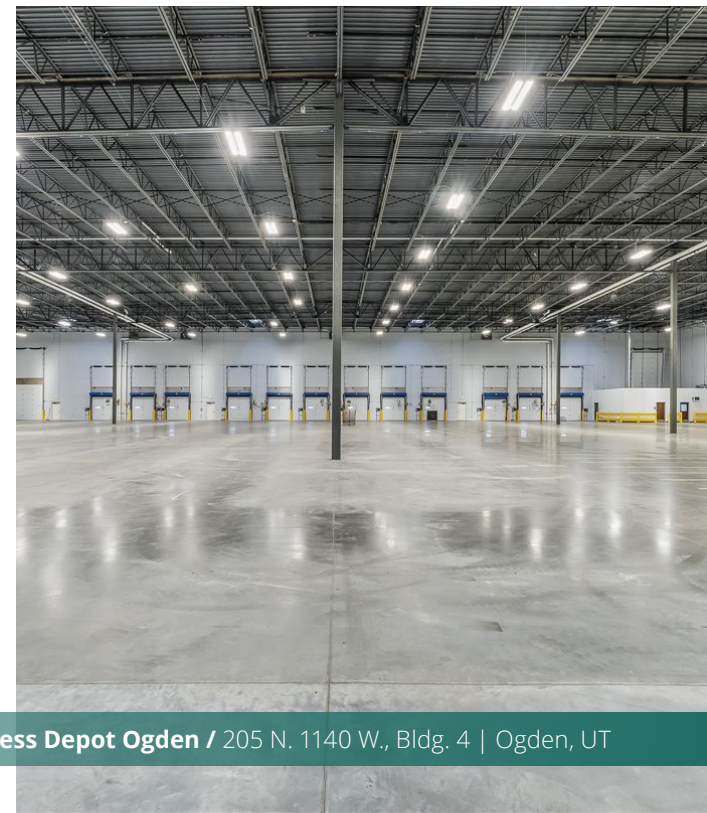
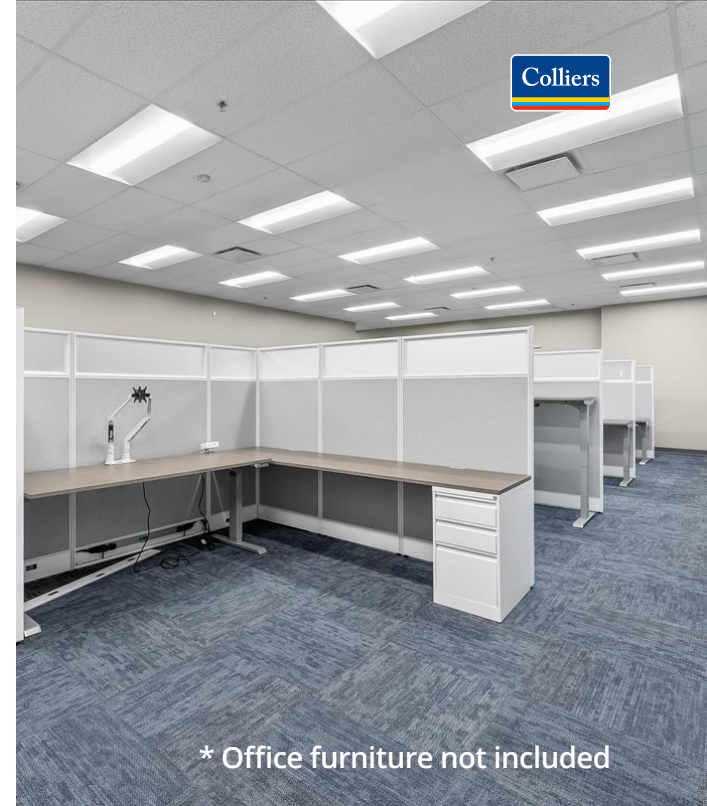
Lot Size 3.60 AC

Depth 200'

Column Space 65'(w) x 50'(d)

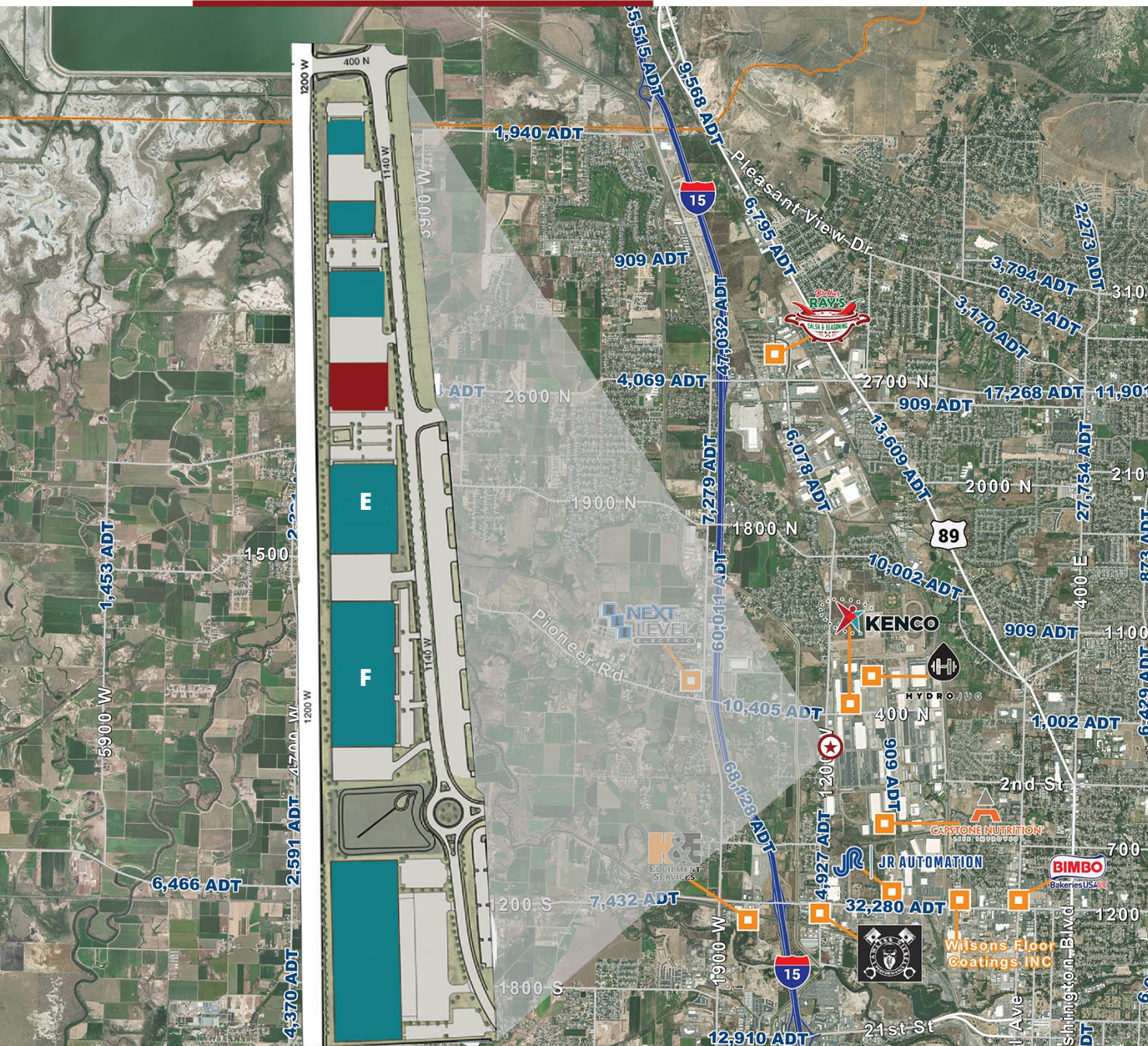
Floor Depth 6" reinforced







Property & Area Overview



- Quick, easy access to I-15 and I-84
- Less than 15 minutes to Ogden Hinkley Airport
- Less than 15 minutes to Union Pacific - Ogden Yard that provides direct access to all western sea ports
- Within a 12-hour drive of over 61 million people

Center of the Western U.S.

Less than 900 miles to every city in the western United States.



Destination	Distance	Time (in hours)
ALBUQUERQUE, NM	555	9.11
BAKERSFIELD, CA	647	9.40
BILLINGS, MT	605	9.18
BOISE, ID	396	5.42
BOULDER, CO	493	7.53
CASPER, WY	444	6.52
CHEYENNE, WY	472	7.13
COLORADO SPRINGS, CO	548	8.31
DENVER, CO	481	7.35
EUGENE, OR	838	13.15
FLAGSTAFF, AZ	462	7.24
FRESNO, CA	756	11.19
GRAND JUNCTION, CO	240	3.48
GREAT FALLS, MT	627	9.60
HELENA, MT	540	7.48
IDAHO FALLS, ID	270	3.47
LAS CRUCES, NM	777	12.26
LAS VEGAS, NV	364	5.11
LOS ANGELES, CA	632	9.21
MEDFORD, OR	790	12.29
MISSOULA, MT	581	8.15
OGDEN, UT	89	1.18
PHOENIX, AZ	606	9.33
POCATELLO, ID	220	3.80
PROVO, UT	15	0.19
PUEBLO, CO	591	9.70
RENO, NV	571	8.21
SACRAMENTO, CA	702	10.33
SAINT GEORGE, UT	245	3.30
SALT LAKE CITY, UT	58	0.56
SAN DIEGO, CA	699	10.19
SAN FRANCISCO, CA	789	11.53
SANTA FE, NM	582	9.39
SEATTLE, WA	886	13.20
SPOKANE, WA	778	11.24
TUCSON, AZ	717	11.60
TWIN FALLS, ID	276	4.40
YAKIMA, WA	744	11.40

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