



### **Commercial • Residential • Property Management**

Draper | Farmington | Layton | North Salt Lake | Park City | South Ogden | St. George | Union Park  
Corporate Office: 579 Heritage Park Blvd #201, Layton, UT 84041, Phone: 801-774-1600

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#### **NORTHWEST WELDING & MECHANICAL INC**

Tax ID Number: 08-043-0080

5175 West 4000 South Hooper, UT 84315.

Prepared by Darin Izatt and Adam Speth

The subject property is a single tenant owner-occupied warehouse building, currently used for a steel sub-contracting, welding and machine shop. The property consists of +/- 1.66 Acres of improved land with ample parking and turnaround space for semi-trucks for the current use. The parcel number is 08-043-0080. The known address is 5175 West 4000 South Hooper, UT 84315.

The subject property serves as a single-tenant warehouse industrial style building offering office/retail and warehouse uses. Based on the available county records and a visual or verbal study of the existing business and or notes from a previous appraisal there is +/- 8,746 square feet of usable and or leasable space broken down to +/- 1,056 square feet of office and +/- 7,680 square feet of warehouse for a total of +/- 8,736 square feet. The building has two large 16-foot-wide doors with 14-foot-high openings.

The building was built in +/- 1977 and is not overly dated in appearance on the exterior based on the year built and type of construction. The building seems to be in good condition and good repair with metal/steel construction. I was not able to see the current condition of the interior, but it is believed to be in good condition for the year and type of construction.

The subject property is in Central/West Weber County near major traffic patterns for the many neighborhoods and various businesses that are in the Weber and Davis County area. The Subject property is also perfectly located near the Ogden BDO Business Complex which is the largest business park in Weber County for industrial and light industrial properties. It should also be noted that the subject property is located near Hill Air Force Base which is the largest employer in Northern Utah. Hill Air Force Base draws a large amount of government contractor business' that bid on Government Job opportunities. The subject property would be a great location for long-term tenants or owner-occupied entrepreneurs that have contract work with Hill Air Force Base along with the multitude of support business the local market may need.

The subject property is in an excellent location with easy access to I-15 and future West Davis Corridor Extension, (see UDOT Information, To Be Verified by Buyer) for North and South travel to the +/- 50-mile marketable area for various uses in the workforce.

The subject property has an owner-occupied tenant that is willing to sell the business and or some of the machines and assets of the business with value to be determined and subject to the offer and terms.

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