

852 N MAIN ST

BRIGHAM CITY, UT 84302

Marcus & Millichap



**±6,956 SF FREESTANDING OFFICE | ±1.17 AC WITH IOS CAPABILITIES
PURCHASE PRICE: \$1,700,000 (\$244/SF) | OWNER USER OPPORTUNITY**

EXCLUSIVELY LISTED BY:

PRIMARY CONTACT:

QUINN CALLAHAN

Utah Industrial Advisor

P 801.736.2625 C 847.917.6409

quinn.callahan@marcusmillichap.com

UT License: 14197294-SA00

SECONDARY CONTACTS:

TIVON MOFFITT, SIOR

Senior Managing Director

P 602.687.6688 C 954.547.7212

tivon.moffitt@marcusmillichap.com

UT License: 11178542-AB00

UTAH BROKER OF RECORD

ADAM LEWIS

Lic #: 6250302-PB00

CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

© 2026 Marcus & Millichap. All rights reserved.

Marcus & Millichap

INVESTMENT SUMMARY

Purchase Price	\$1,700,000
Purchase Price/SF	\$244
Purchase Price/AC	\$1,452,991
Interest Offered	Fee Simple
Occupancy	Vacant

BUILDING OVERVIEW

Address	852 N Main St
City, State	Brigham City, UT
Interest Offered	Fee Simple
APN	03-083-0118
Zoning	P-GC
Acres	±1.17 acres
Building Type	Freestanding Office
Year Built	2020
Square Feet	±6,956
Parking Spaces	93
Parking Ratio	±13.37 per 1,000 SF

852 N MAIN ST
BRIGHAM CITY, UT

SUMMARY OF TERMS

INTEREST OFFERED:

Fee-Simple Offering represents an excellent opportunity to acquire a free-standing office building located off North Main Street in Brigham City, UT.

TERMS OF SALE:

The Asset is offered at \$1,700,000, free and clear of debt. 852 N Main Street, Brigham City, UT 84302.

PROPERTY TOURS:

All property tours must be arranged with the Marcus and Millichap listing agent(s). At no time shall the tenants, on-site management or staff be contacted without prior approval.

THE OFFERING

Marcus & Millichap is pleased to offer for sale 852 N Main St, a ±6,956 SF newly built free-standing office building on an oversized ±1.17 acre site in a prime location along North Main Street, Brigham City's primary commercial corridor.

Located in the heart of Brigham City, the property offers exceptional visibility and direct frontage along the city's main retail and professional thoroughfare—making it ideally suited for customer-facing businesses. The building was previously developed and occupied by a landscape design company and its thoughtful design allows for a wide variety of future uses.

In addition to the flexibility offered within the office building, the site was granted special P-GC zoning which allows for the outdoor storage of trucks and equipment on-site. While equipment storage is allowed on-site, no on-site repair and maintenance of machinery is allowed.

The Asset benefits from convenient access to Interstate 15, providing regional connectivity to Ogden (±20 minutes) and Salt Lake City (±1 hour). Its position along the I-15 growth corridor places it within a steadily expanding Northern Utah market supported by industrial, manufacturing, and logistics employers throughout Box Elder County.

Surrounded by national retailers, local businesses, and established residential neighborhoods, 852 N Main St offers strong consumer traffic, ample nearby amenities, and a highly accessible location for both clients and employees—making it a premier single-tenant office opportunity within the Brigham City trade area.



PROPERTY OVERVIEW

NEWLY CONSTRUCTED IN 2020 AND OWNER-OCCUPIED BY A SINGLE LANDSCAPING COMPANY, THIS ±6,956 SF TWO-STORY BUILDING SHOWCASES HIGH-END FINISHES AND HAS BEEN METICULOUSLY MAINTAINED. THE THOUGHTFULLY DESIGNED INTERIOR FEATURES A WELCOMING RECEPTION AREA, PRIVATE OFFICES, CONFERENCE ROOM, TRAINING ROOM, AND DEDICATED BREAK AREAS, CREATING A FUNCTIONAL AND PROFESSIONAL WORK ENVIRONMENT.



WHAT TRULY DIFFERENTIATES THIS OFFERING IS THE OVERSIZED LOT, CURRENTLY UTILIZED FOR TRUCK PARKING AND OUTDOOR STORAGE—AN INCREASINGLY SCARCE AMENITY THAT PROVIDES SIGNIFICANT OPERATIONAL FLEXIBILITY. THE EFFICIENT, TURNKEY LAYOUT ALLOWS FOR IMMEDIATE OCCUPANCY WHILE STILL OFFERING THE ADAPTABILITY TO ACCOMMODATE A VARIETY OF BUSINESS NEEDS.

INVESTMENT HIGHLIGHTS



OWNER-USER OPPORTUNITY

- **Rare Owner-User Opportunity:** Ideal for local and regional businesses seeking long-term control of occupancy costs while building equity in a high-visibility Main Street location
- **Immediate Operational Capability:** Newly constructed, move-in ready office with functional layout—minimizing downtime, renovation costs, and transition risk
- **Long-Term Value & Flexibility:** Standalone building allows for signage, branding, and operational autonomy



INVESTOR OPPORTUNITY

- **Stable, High-Quality Asset:** Long-term, well-maintained ownership history signals a property with low deferred maintenance and strong Tenant appeal
- **Highly Leasable Configuration:** Ideal for a wide range of professional users, offering strong standalone identity
- **Growth Potential:** Growing Northern Utah market benefiting from regional industrial and distribution expansion along the I-15 corridor



INVESTMENT HIGHLIGHTS



AREA HIGHLIGHTS

- Prominent location along North Main Street (US-89), Brigham City's primary commercial corridor with strong daily traffic counts
- Excellent access to I-15, providing convenient connectivity to Ogden (± 20 minutes) and Salt Lake City (± 1 hour)
- Positioned near national and regional retailers, grocery, and quick-service restaurants serving the greater Box Elder County trade area. Walkable access to restaurants
- Located in the heart of Brigham City's established retail and service district with strong local consumer support

BOX ELDER PEAK

89 ±3 MILES AWAY
(7 MIN DRIVE)

CLEARFIELD

OGDEN



MAIN ST

CALIBER COLLISION

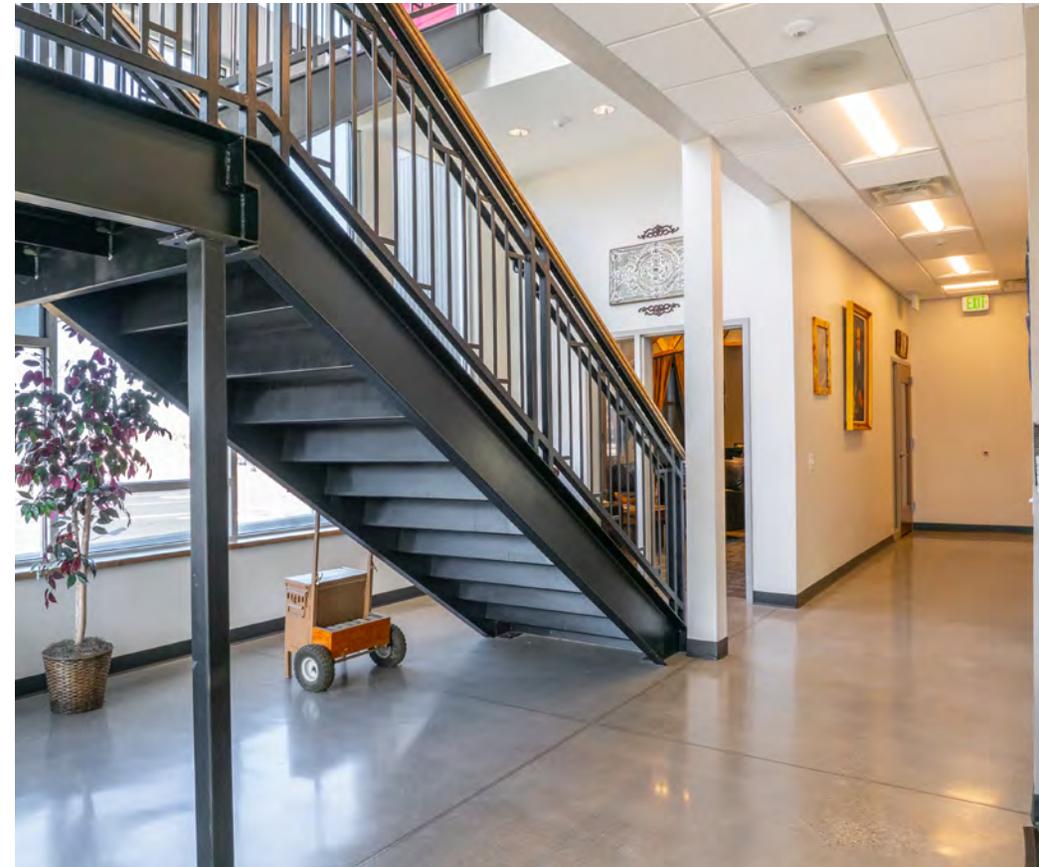
**SUBJECT
PROPERTY**



INVESTMENT HIGHLIGHTS

ECONOMIC DEVELOPMENT

- **Strategic Energy & Manufacturing Growth:** Brigham City is emerging as a northern Utah hub for advanced energy and manufacturing, anchored by a \$750M nuclear energy initiative creating 1,300+ Phase I jobs under Utah's "Operation Gigawatt" strategy
- **Robust Industrial & Logistics Expansion** Box Elder County continues to attract heavy manufacturing and large-scale distribution, with commitments from established operators and national logistics users reinforcing long-term market confidence
- **Golden Spike Infrastructure Advantage:** The Utah Inland Port's Golden Spike Project Area delivers coordinated infrastructure, strategic transportation access, and scalable industrial land, positioning the region—and the subject property—at the heart of Northern Utah's industrial corridor



SUMMARY

852 N Main St offers a rare opportunity to acquire a well-maintained, freestanding office with IOS capabilities in a prime location along North Main Street, Brigham City's primary commercial corridor. Newly developed in 2020, this property is turnkey for new professional tenants or an investor seeking a quality asset in a thriving Brigham City submarket.





MARKET OVERVIEW

OGDEN-CLEARFIELD, UT



SOURCE: [HTTPS://WWW.OGDENCITY.GOV/965/COMMUNITY-ECONOMIC-DEVELOPMENT](https://www.ogdencity.gov/965/COMMUNITY-ECONOMIC-DEVELOPMENT)

MARKET OVERVIEW

OGDEN-CLEARFIELD, UTAH

The Ogden-Clearfield metro in northern Utah, between the Wasatch Mountains and the Great Salt Lake, encompasses Weber, Davis and Morgan counties. The metro has 730,000 residents, over 368,000 of which are in Davis County. Ogden is the most populous city with roughly 90,500 citizens. The Salt Lake City metro borders the region on the south, and the state of Idaho is to the north.

ECONOMY

- Ogden is an important distribution hub, located along the transcontinental railroad system. It is a national center for east-west rail traffic
- Ogden's roots in the railroad industry have expanded into military and manufacturing. Hill Air Force Base in Davis County has an annual economic impact of over \$12 billion, with nearly 26,000 personnel within the base. It is the area's largest single-site employer
- The redeveloped Business Depot Ogden is a significant property in the metro. The center provides 13 million square feet of industrial and office space to tenants, such as Better Being Co., Fresenius Medical Care, LifeTech Pharma, Barnes Aerospace and Kenco Logistics

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



STRATEGIC LOCATION

Strategically located for highway, rail and air access, Ogden sits at the crossroads of the CANAMEX shipping corridor.



MILITARY PRESENCE

Hill Air Force Base is home of the Ogden Air Logistics Complex, which offers engineering and logistics management for aircrafts worldwide.



POPULATION GROWTH

The expanding economy will draw job seekers, keeping population gains above the United States average. The metro is forecast to add 40,000 people by 2029.

www.ogdenclearfield.com

OGDEN-CLEARFIELD QUICK FACTS

POPULATION:

730K

Growth 2024-2029*:
5.3%

HOUSEHOLDS:

242K

Growth 2024-2029*:
5.7%

MEDIAN AGE:

33.0

U.S. Median:
39.0

MEDIAN HOUSEHOLD INCOME:

\$104,100

U.S. Median:
\$76,100

BRIGHAM CITY MUNICIPAL AIRPORT
7 MINUTE DRIVE

15 ±3 MILES AWAY
(5 MIN DRIVE)

AUTOLIV NORTH AMERICA (IBC)

NUCOR

DISCOVERY ELEMENTARY SCHOOL

SUBJECT PROPERTY

CALIBER COLLISION

MAIN ST

BUSINESS LOOP 84

Exclusively Listed By:

PRIMARY CONTACT:

QUINN CALLAHAN

Utah Industrial Advisor

P 801.736.2625 C 847.917.6409

quinn.callahan@marcusmillichap.com

UT License: 14197294-SA00

SECONDARY CONTACT:

TIVON MOFFITT, SIOR

Senior Managing Director

P 602.687.6688 C 954.547.7212

tivon.moffitt@marcusmillichap.com

UT License: 11178542-AB00

UTAH BROKER OF RECORD

ADAM LEWIS

Lic #: 6250302-PB00

Marcus & Millichap



852 N MAIN ST

BRIGHAM CITY, UT 84302