## MANUFACTURING BUILDING PLUS OFFICE AND WAREHOUSE



## 2581 Rulon White Blvd | Ogden, UT 84404

4.02 Total Acres | 40,800 sq ft building | \$5,500,000

- 5,596 sq ft of office
- 15,204 sq ft of warehouse space
- 20,000 sq ft of manufacturing space
- 7,250 sq ft of fenced outside storage
- 23 parking stalls
- 25 feet clear building
- 3 Dock doors
- 3 Drive up overhead doors

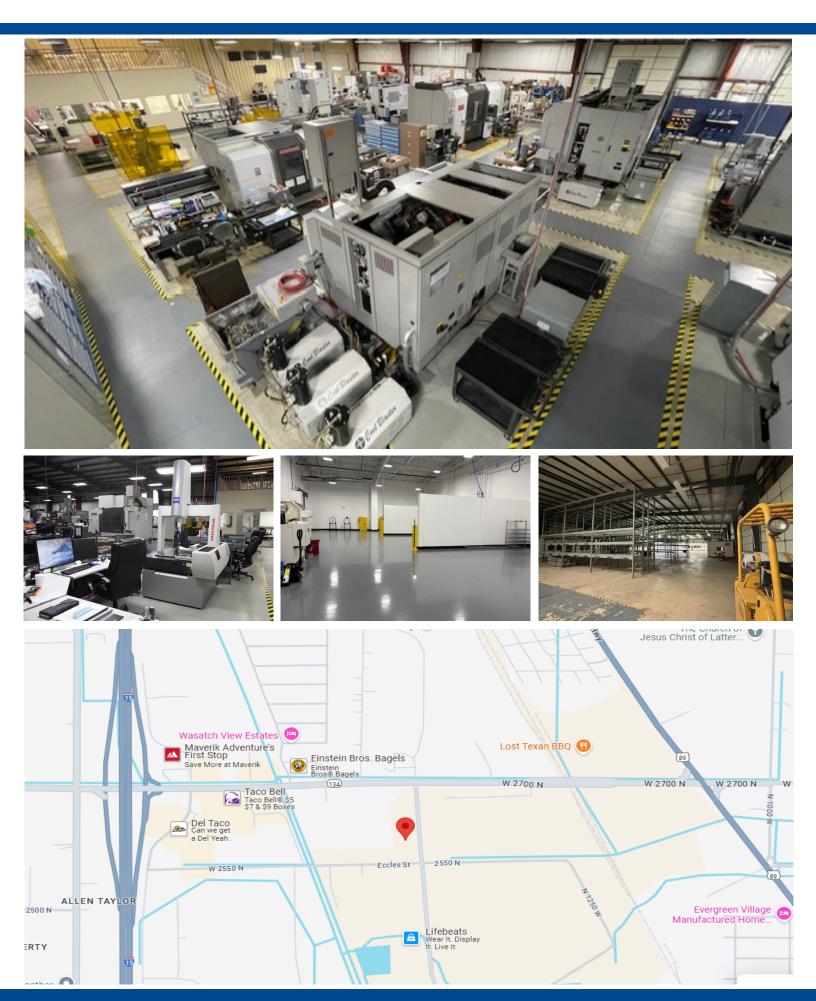
- 400-amps 208-volt, 3ph power for office warehouse section
- 800-amps 480-volt, 3ph power for manufacturing section
- External generator for back up of 800-amp 480-volt 3ph power
- Two Ingersoll Rand model RS30n-A145 air compressors

## **KEVIN R BOWERS**

Coldwell Banker Commercial, Associate Broker **801.597.7447** 

Kevin.Bowers@cbrealty.com





The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the