



OGDEN OFFICE/ WAREHOUSE

3250 Pennsylvania Avenue
Ogden, UT

AVAILABLE FOR
SALE

SALE PRICE: \$8,363,591



OGDEN OFFICE/WAREHOUSE

- **Location:** 3250 Pennsylvania Avenue, Northern Utah’s industrial and aerospace corridor
- **Building Size:** 46,818 SF on 3.79 acres, with 153 surface parking stalls
- **Facility Features:**
 - Two stories + functional basement
 - 800-amp, 3-phase power, compressed air distribution
 - Closed-loop hydronic system, advanced air filtration
 - Warehouse with 12-ft clear heights, dock-high and ramp loading
 - Lab-capable utilities
 - Modern office space with private offices, conference rooms, and views of Mt. Ogden
- **Proximity:**
 - Adjacent to Hill Air Force Base
 - Minutes from Ogden-Hinckley Airport, I-15, I-80, I-84
 - Close to defense contractors, engineering talent, and global logistics
- **Target Users: Office, warehouse, distripution,** advanced manufacturing, R\&D, engineering, or defense-aligned users
- **Strategic Benefits:**
 - Strong workforce demographics
 - Regional infrastructure investment
 - Connection to Utah’s top innovation hubs
 - Opportunity: Move-in-ready, highly functional space for occupiers and investors in a prime location

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Property Specifications

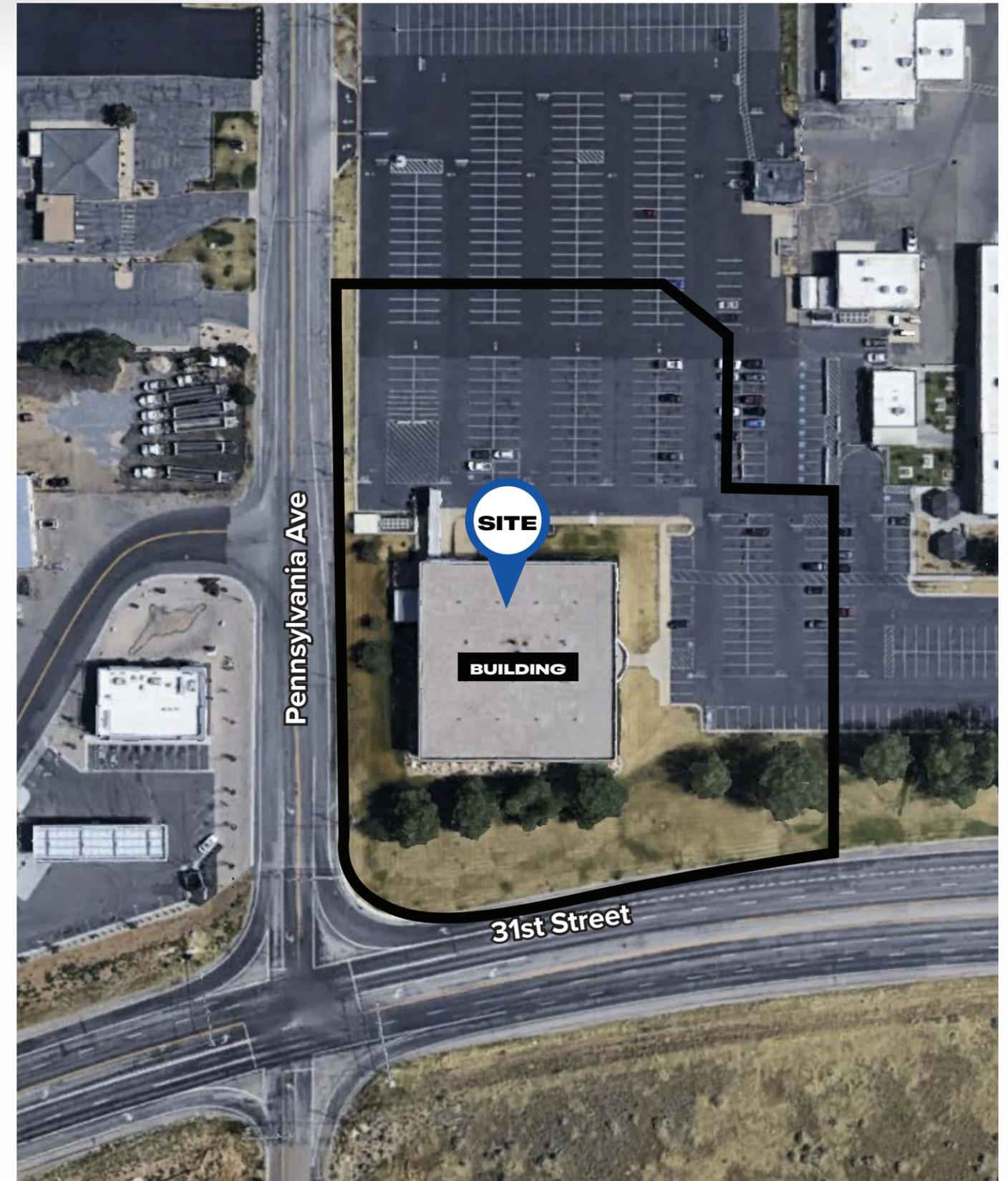


Property Highlights

- Great office, warehouse, distribution facility
- Total Building Size: 46,818 SF across two stories plus a functional basement
 - Office: 32,606 SF
 - Warehouse: 14,212 SF
- Site Area: 3.79 acres with 153 surface parking stalls
- Clear Height: 12' in warehouse/lab areas
- Loading: Two (2) dock-high doors and one (1) grade-level ramp door
- Power: 800 Amp | 480V | 3-Phase electrical with extensive power drops throughout
- Compressed Air: Integrated compressed air lines servicing warehouse and machine shop
- Mechanical Systems:
 - Elevator Servicing Main Floor and Second Level
- Closed-loop hydronic system for efficient heating
- Boilers and HVAC in office and warehouse
- Swamp coolers for additional temperature regulation
- Outside air intake plenum with louvered inlet, pre-filters, and inline fan filtration – ideal for R&D environments
- Vertical Circulation: Freight elevator and passenger elevator serving all levels
- Fire Protection: Fully fire-sprinklered
- Roof: Rubber membrane roof with ballast
- Machine Shop: Existing infrastructure supports machining, fabrication, or tool development
- Interior Improvements: Open-concept offices, private offices, glass conference rooms, break area, modern finishes, and mountain views
- Zoning: M1
- Convenient access to I-15 within 2 minutes via 31st Street
- Minutes to I-80, I-84, and Ogden-Hinckley Airport
- Under one hour to Salt Lake City International Airport
- Location Synergy: Adjacent to Hill Air Force Base and near major aerospace employers including Boeing, Northrop Grumman, and Lockheed Martin
- Labor Market: Over 443,000 residents within 10 miles; 62% hold post-secondary degrees

[CLICK HERE FOR DIGITAL WALKTHROUGH](#)

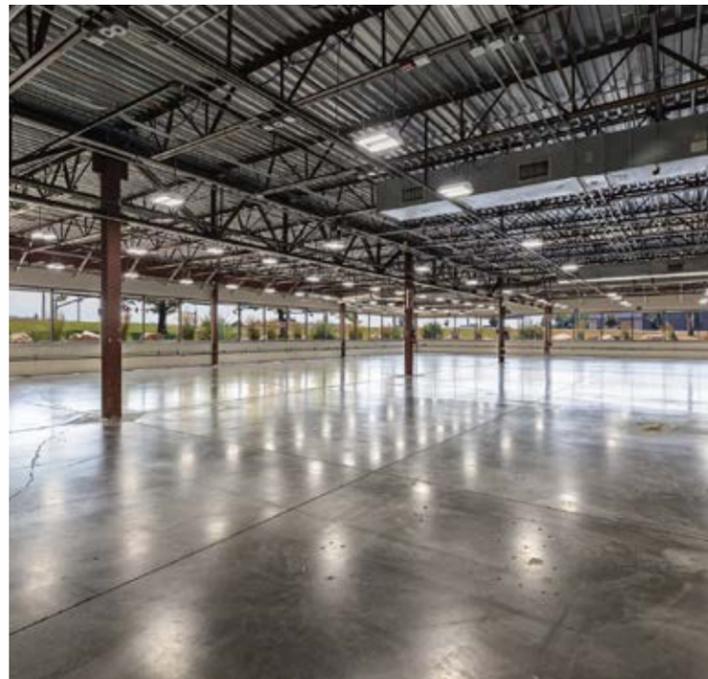
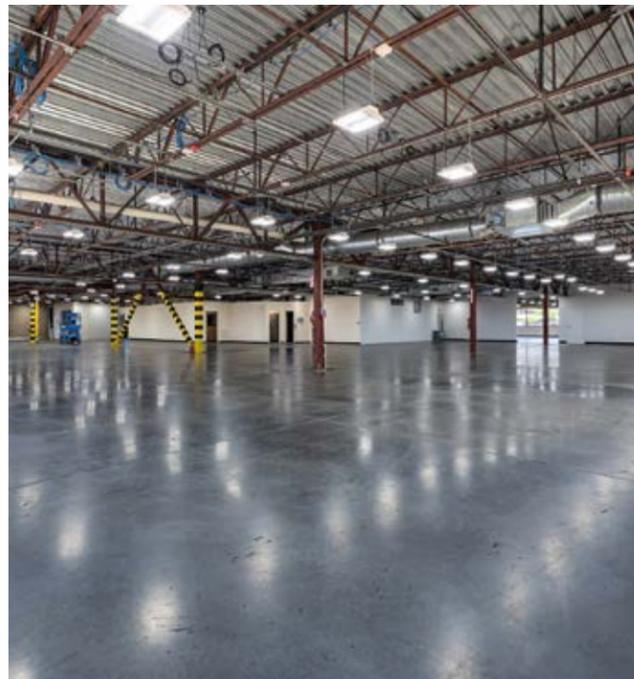
AUTHORIZED M1 ZONING USES





PHOTOS 2

INTERIOR PHOTOS

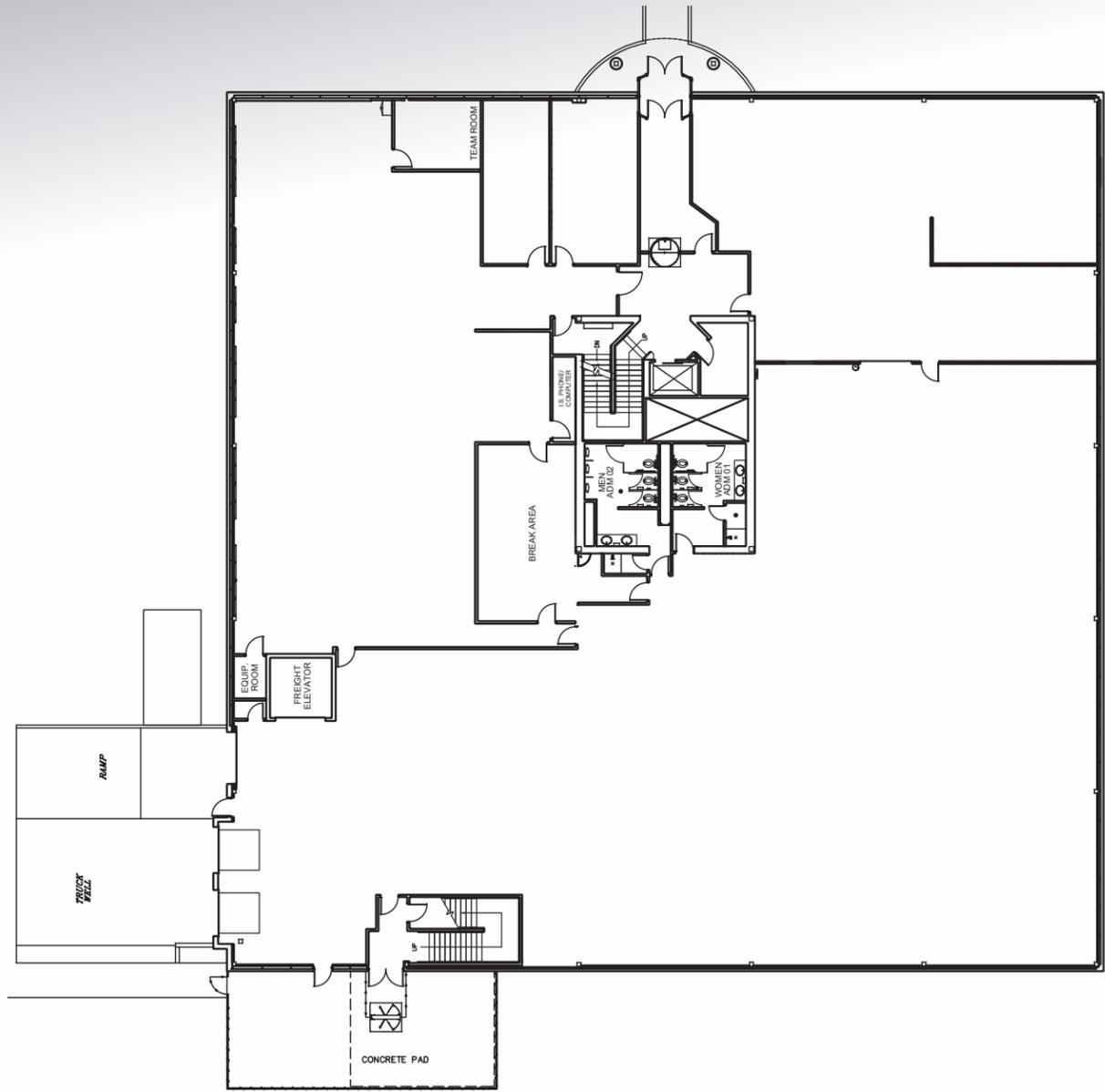


EXTERIOR PHOTOS



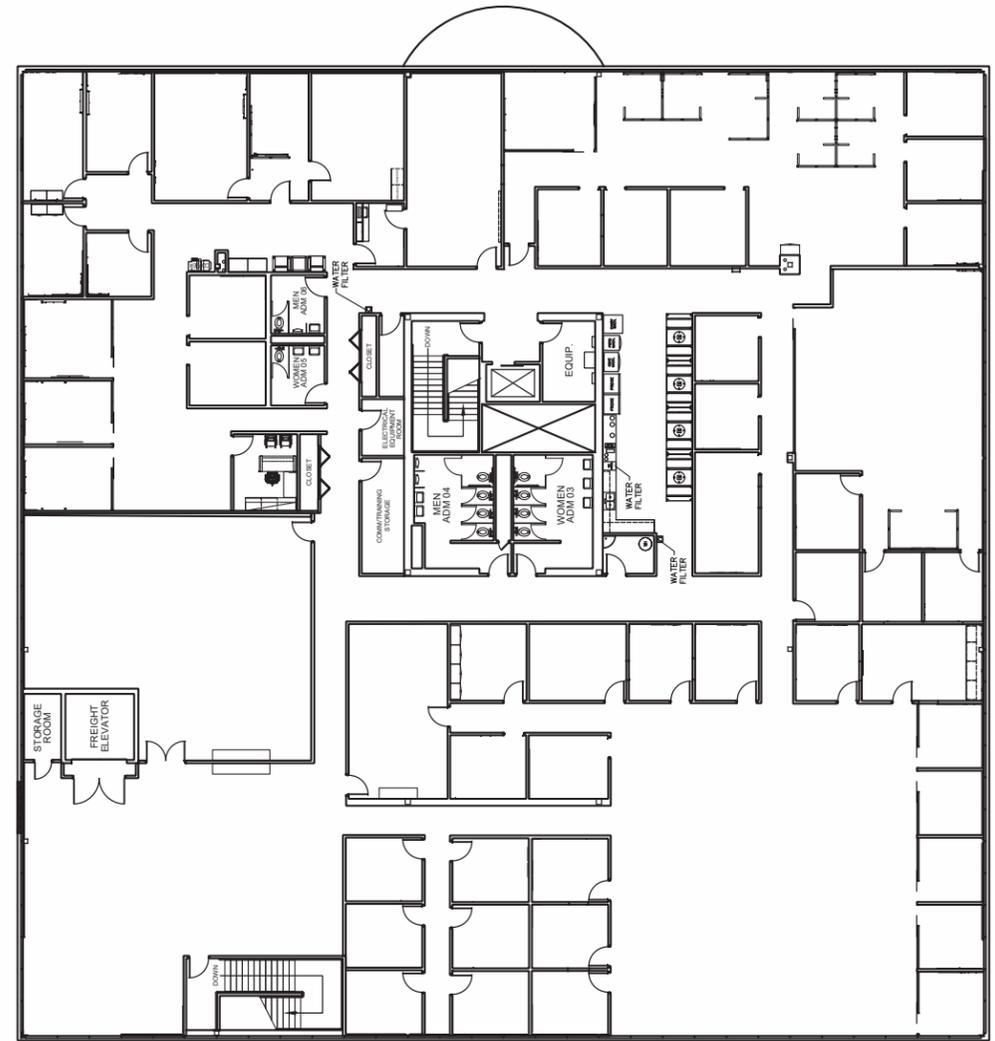


3 Floor Plans



MF-9 FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"
 MAIN FLOOR TOTAL Sq. Ft. = 22,281 Sq. Ft.

Main Level



MF-9 SECOND FLOOR PLAN

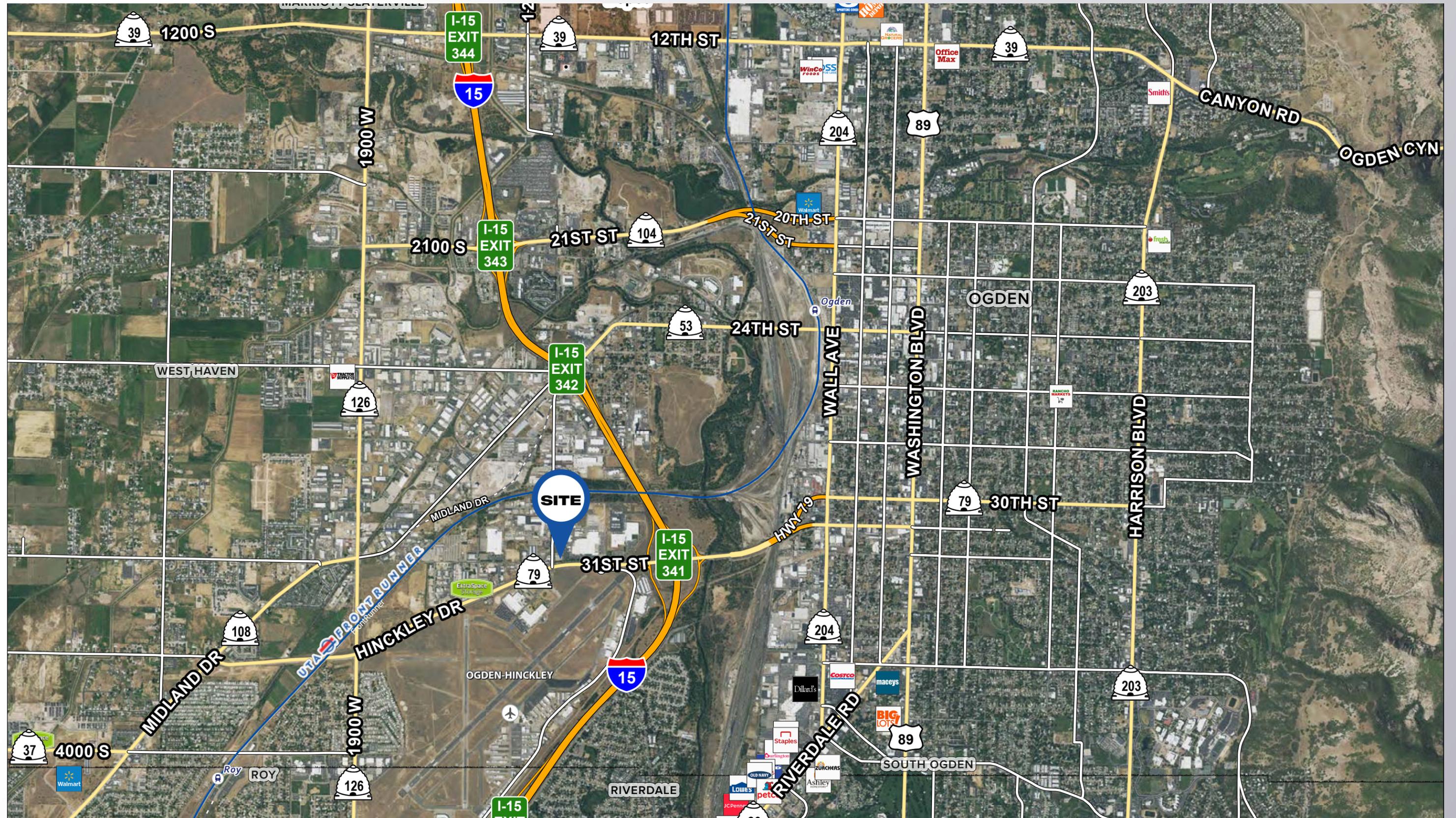
Second Level



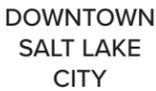
Maps

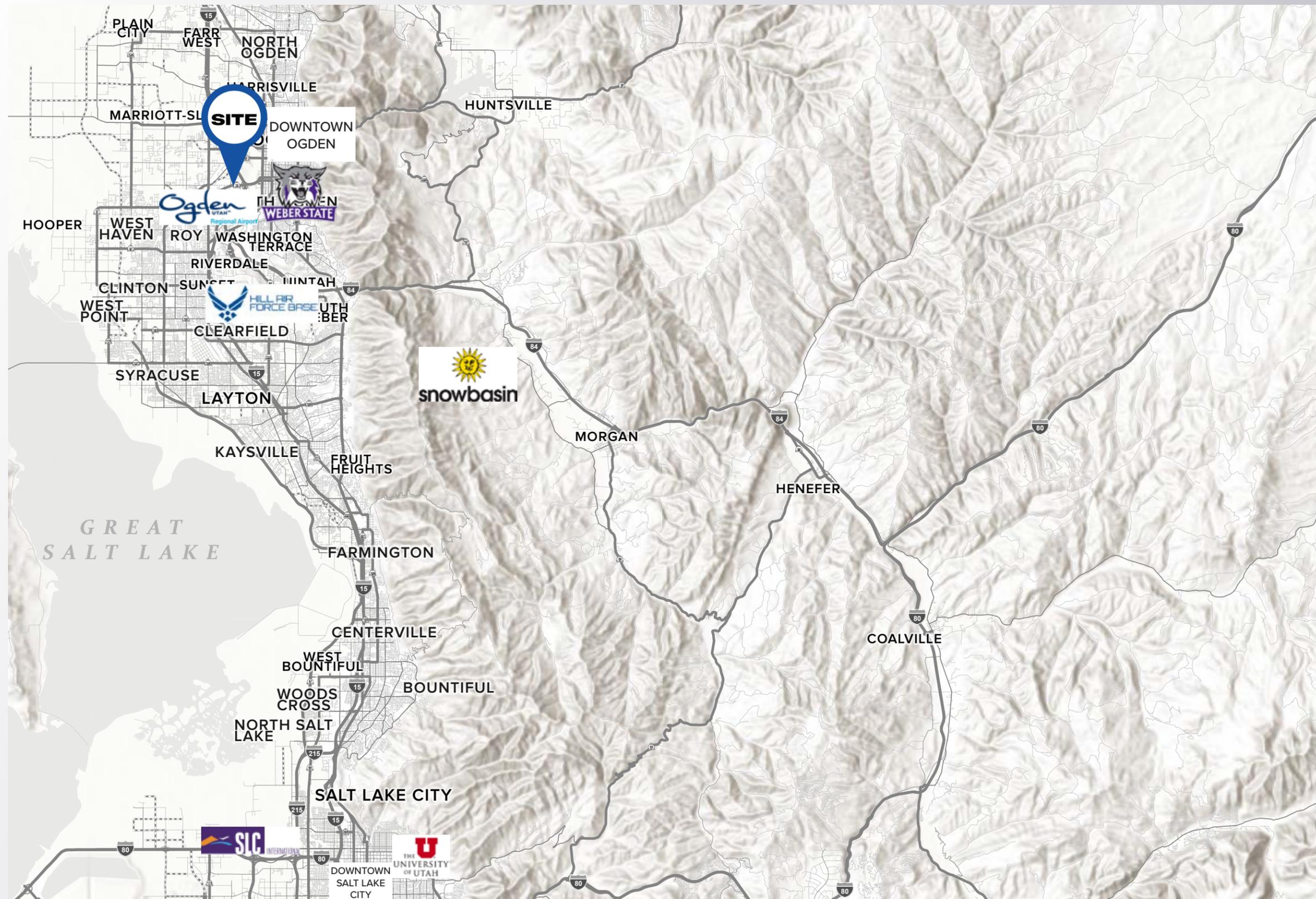
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NEARBY BUSINESSES



LOCAL DRIVE TIMES

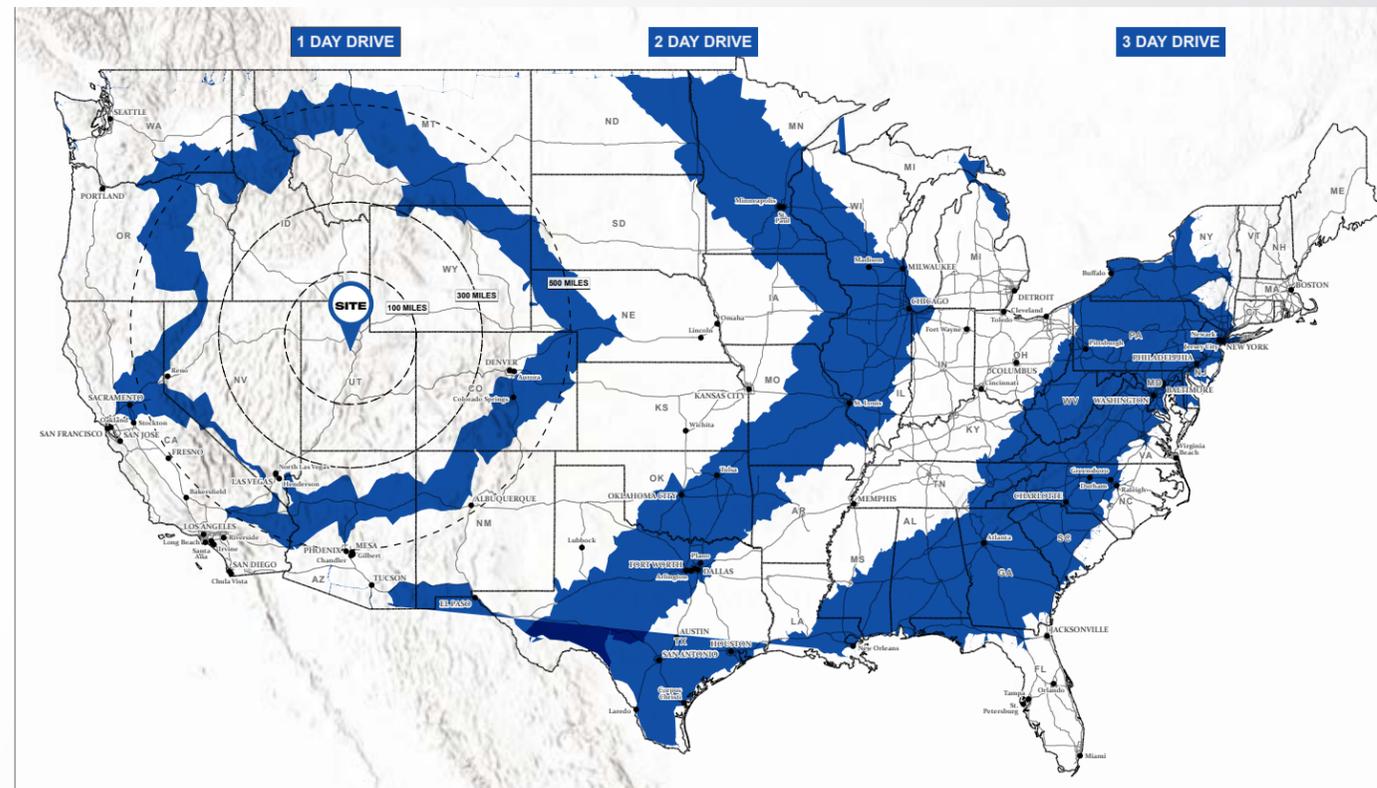
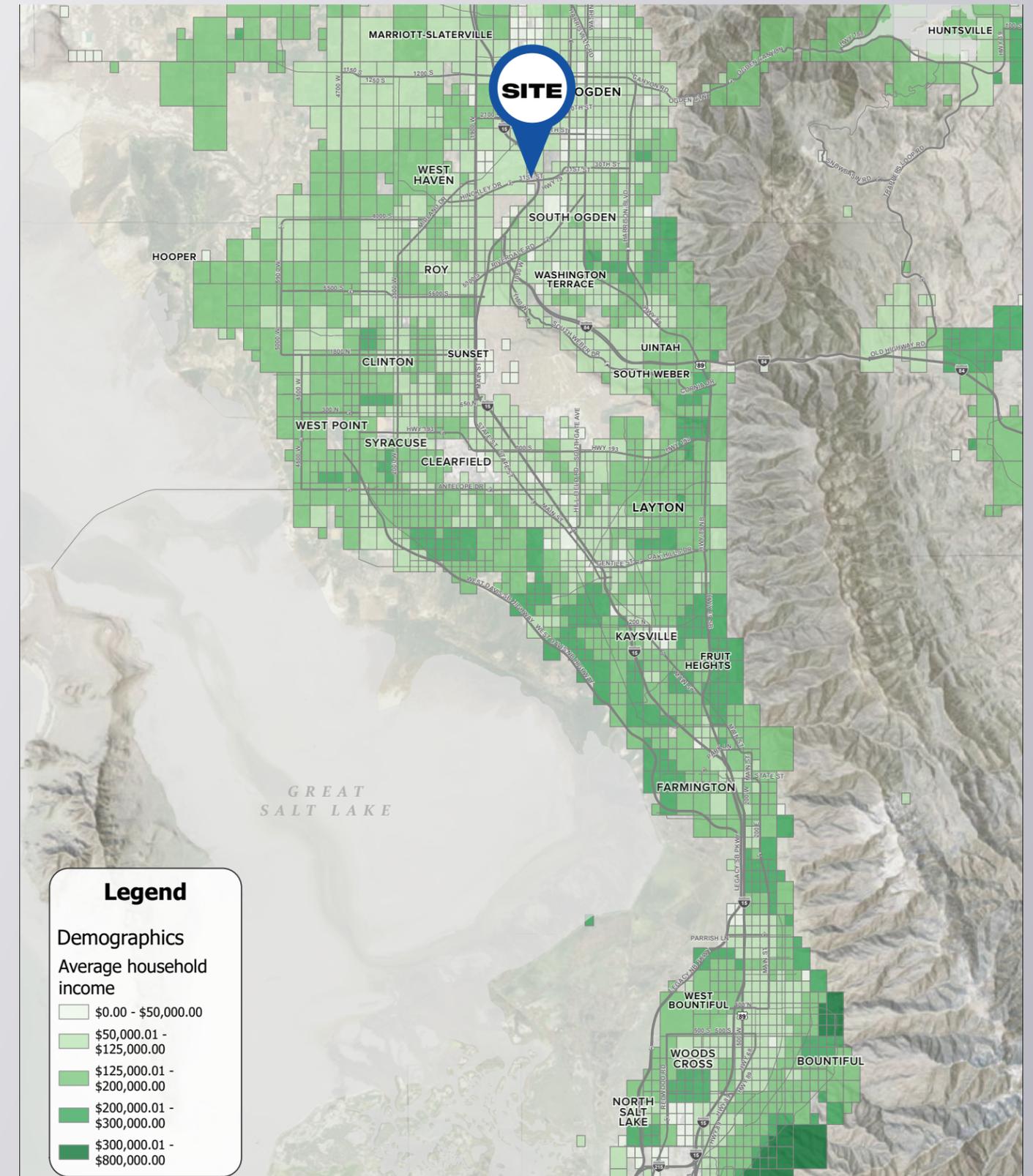
-  2 Minutes
-  4 Minutes
-  5 Minutes
-  8 Minutes
-  12 Minutes
-  14 Minutes
-  36 Minutes
-  40 Minutes
-  46 Minutes
-  28 Minutes



INTERNATIONAL DRIVE TIMES

City	Ground Distance	Ground Time
Boise, ID	339 Miles	5 Hours
Las Vegas, NV	420 Miles	6 Hours
Reno, NV	516 Miles	7 Hours
Denver, CO	521 Miles	8 Hours
Phoenix, AZ	663 Miles	10 Hours
Los Angeles, CA	688 Miles	10 Hours
San Francisco, CA	735 Miles	11 Hours
San Diego, CA	750 Miles	11 Hours
Seattle, WA	840 Miles	12.5 Hours
Houston, TX	1,477 Miles	23 Hours

AVERAGE HOUSEHOLD INCOMES





5 Area Overview

		1 Mile	3 Mile	5 Mile
	POPULATION	7,444	33,258	90,088
	AVG. HOUSEHOLD INCOME	\$201,040	\$212,106	\$196,137
	HOUSEHOLDS	2,036	8,551	23,226
	BUSINESSES	398	1,300	2,612
	DAYTIME POPULATION	1,951	6,185	15,050

AREA OVERVIEW

OGDEN OVERVIEW

Ogden is a historic city located in northern Utah, at the foot of the majestic Wasatch Mountains. It lies about 40 miles north of Salt Lake City and serves as the county seat of Weber County. Known for its rich railroad history and rugged mountain backdrop, Ogden blends urban energy with access to outdoor adventure. The city stretches west toward the Great Salt Lake and east into the scenic Ogden Valley, offering a mix of valley living and mountain terrain.

Ogden grew into a major railway hub in the late 19th and early 20th centuries, playing a key role in connecting the American West. Today, Ogden retains its historic charm while continuing to develop as a center for education, business, and outdoor recreation.

		1 mi ring		3 mi ring		5 mi ring	
Population	2023	7,444		33,258		90,088	
	2028	8,545		37,391		100,926	
	2010	6,615		26,268		68,957	
	2000	5,025	%	14,878	%	36,120	%
Households	2,036	8,551		23,226			
	Average household size	3.65		3.88		3.87	
	Household income < \$25,000	225	11.1	434	5.1	1,117	4.8
	income \$25,000 - \$49,999	235	11.5	677	7.9	1,864	8.0
	\$50,000 - \$74,999	159	7.8	837	9.8	2,497	10.8
	\$75,000 - \$99,999	177	8.7	795	9.3	2,657	11.4
	\$100,000+	1,239	60.9	5,808	67.9	15,092	65.0
	Median household income	\$128,607		\$142,757		\$136,172	
	Average household income	\$201,040		\$212,106		\$196,137	
	Total employees	1,951		6,185		15,050	
Business establishments	398	1,300		2,612			
	Industrial	39	9.8	141	10.8	329	12.6
	Manufacturing	7	1.8	25	1.9	53	2.0
	Commercial	66	16.6	240	18.5	471	18.0
	Office	262	65.8	828	63.7	1,613	61.8
	Other	24	6.0	69	5.3	146	5.6
Race	White	6,739	90.5	29,801	89.6	79,309	88.0
	Black	28	0.4	156	0.5	523	0.6
	American Indian	14	0.2	66	0.2	226	0.3
	Asian & PI	115	1.5	628	1.9	2,351	2.6
	Other	547	7.3	2,606	7.8	7,679	8.5
Hispanic population	527	7.1	2,503	7.5	7,554	8.4	
Sex	Male	3,763	50.6	17,036	51.2	46,329	51.4
	Female	3,681	49.4	16,222	48.8	43,759	48.6
Median age	34.4		32.3		31.7		
Education	Population 25+	4,219	56.7	18,584	55.9	50,458	56.0
	No high school diploma	71	1.7	329	1.8	1,079	2.1
	High school graduate	430	10.2	1,569	8.4	5,265	10.4
	Some college	1,305	30.9	5,169	27.8	15,244	30.2
	College graduate	1,559	37.0	7,465	40.2	18,911	37.5
	Graduate/professional degree	854	20.2	4,052	21.8	9,959	19.7



Founded in 1889, this vibrant public university has grown from a small academy into a thriving institution that serves more than 29,000 students annually. Nestled between the scenic Great Salt Lake and the majestic Wasatch Mountains, Weber State's main campus offers stunning views and access to outdoor recreation year-round.

Known for its commitment to accessible, high-quality education, Weber State offers over 225 certificate and degree programs, including 20 graduate degrees across a variety of fields such as nursing, business, education, and cybersecurity. Weber State is particularly recognized for its affordability, flexible class formats, and support for nontraditional students. Weber State University plays a vital role in northern Utah's academic and economic landscape, preparing students not just for successful careers, but for meaningful contributions to their communities.

University Highlights

- Weber State plans to open a field station near Yellowstone National Park by Fall 2026. This provides students from various disciplines with hands-on research opportunities in a unique natural setting.
- Weber State is now connected to the Ogden Express, a 5.3-mile bus rapid transit line. The service is free until August 2026 and is included with Weber State's UTA Ed Pass.
- The Goddard School of Business & Economics has launched a student ambassador program, allowing students to engage with prospective students and the community through events, tours, and outreach initiatives.



100+

Undergraduate Majors



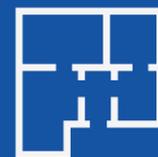
30,536

Total Daytime Students



6,775

Degrees Granted

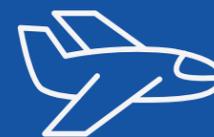


20,000

Square Feet



Ogden-Hinckley Airport



2

Gates



100,000

Annual Passengers

Ogden-Hinckley Airport is a key regional airport in Utah, serving as a hub for travelers flying in and out of the Ogden area. It is an important gateway to the northern part of the state. The airport handles a variety of general aviation traffic and limited commercial flights, offering services from a few regional carriers.

Located about three miles south of Downtown Ogden, Ogden-Hinckley Airport has a single terminal, a control tower, and a runway system capable of accommodating smaller commercial aircraft and private planes. Its proximity to popular destinations such as the Wasatch Mountains, Hill Air Force Base, and various ski resorts make it a convenient option for both business and leisure travelers.

Access to the airport is simple, with major routes including U.S. Highway 89 and Interstate 15. It also serves as a base for private and charter flights, further bolstering its role in regional transportation.

In recent years, the airport has been working on enhancing its facilities and improving the passenger experience. The airport is continually improving its infrastructure to accommodate growing demand and maintain its role as a crucial regional airport.

Source: <https://www.ogdencity.gov/2272/Airport>

HILL AIR FORCE BASE



Located 15 Miles from the site, Hill Air Force Base is a hub of activity for the depot maintenance of numerous aircraft and weapons systems, as well as other military logistics and parts programs. The base is also home to the 75th Air Base Wing and the flying activities of the 388th and 419th Fighter Wings. The base is home to 3,568 residents with a median age of 22.7 years. The Base is the largest single-site employer in Utah, with more than 22,000 military and civilian employees, and the second largest base by population.

Falcon Hill Aerospace Research Park

Located 14 miles from the site, Falcon Hill Aerospace Research Park is the first public-private partnership of its kind for the U.S. Air Force and one of the largest projects in the Department of Defense (DOD). The 2.5 million square feet of commercial property can be built on land owned by the base, either "inside the fence," or "outside the fence" and accessible to the public. This dynamic has greatly benefited the range of companies located on site, including Northrop Grumman, Boeing, Lockheed Martin, BAE Systems, and many others. Revenue generated at Falcon Hill does not go back to Washington, D.C., and investment stays locally and is used exclusively for developments at Hill AFB. The development has already attracted thousands of high-paying jobs to the state and created a multiplier effect that has rippled throughout the local community. Average salaries on the site are nearly double the salaries in the area.





6 Why Utah?

UTAH AT A GLANCE

Utah has a tradition of entrepreneurship, a vibrant business-friendly environment, a robust education system, and a collaborative culture fostering innovation and collaboration. The quality of life, outdoor recreational opportunities, and relatively lower cost of living compared to other metropolitan areas has played a role in attracting talent and businesses to the area. The collaboration between business, labor, and government is among the reasons why Utah consistently ranks among the best states to do business.

#1 ECONOMY RANKED #1 IN THE US

Source: U.S News

#1 STATE IN 2023

Source: US News & World Reports Best States 2023

#1 FASTEST GROWING POPULATION

Source: U.S. Census Bureau, 2021

#1 MOST DIVERSE ECONOMY IN THE NATION

Source: Hachman Index, 2021

#2 IN OVERALL GROWTH

Source: USA News

#3 IN EMPLOYMENT

Source: Business.org

#7 IN BUSINESS ENVIRONMENTS

Source: U.S News

UTAH BY THE NUMBERS

UTAH POPULATION

2023 Population	3.41 M
2028 Projected Population	3.67 M
2023 Households	1.11 M
2028 Projected Households	1.25 M

UTAH INCOME

2023 Average Household Income	\$122,799
2023 Median Household Income	\$86,696

UTAH RACE & ETHNICITY

African American or Black Population	63,206	1.9%
American Indian or Alaska Native Population	29,064	0.9%
Asian Population	113,635	3.3%
Hawaiian or Pacific Island Population	28,397	0.8%
Hispanic Population	173,309	17.9%
Multi Race Population	259,750	7.6%
White Population	2,720,000	79.9%
Other Race Population	189,893	5.6%

UTAH'S TOP EMPLOYERS



ECONOMIC OVERVIEW

Since 2010, Forbes has consistently ranked Utah as one of the top five “Best States for Business.” The state benefits from light regulation and energy costs that are 23% below the national average. Employment expanded 3.1% year-over-year, making the state the national leader for job growth. Utah has been a tech destination for years, with companies such as eBay, Oracle, Microsoft, Twitter, Facebook and Amazon building up a heavy presence in the state as a low-cost alternative to California. Today, there are over 7,000 tech and life sciences companies located in Utah. Venture capital firms invested \$1.1 billion in Utah in 2019—more than three times the average investment over the past four years. From the end of the great recession in 2009, venture capital investment in Utah companies has grown by 500%, nearly double the national growth rate. The number of deals per year has also more than doubled in the same time period.

Utah’s economic performance is impressive on many levels and speaks to the State’s ability to compete in global markets and attract new business. Companies that have recently expanded within or entered Utah include Adobe, Ebay, Amazon, Goldman Sachs, Fidelity and Twitter. This tenant migration has had a notable impact on the region’s unemployment rate, which at 2.4% (February 2023) is the fourth-lowest rate in the U.S.

LIFESTYLE

Both the state of Utah and Salt Lake City have been cited by virtually every prestigious publication as one of the top destinations in the nation to live, work and play. Life in Utah offers an ideal mix: job opportunities, low cost of living, low crime rates, affordable higher education, top-notch health care, and cultural diversity. Best of all, Salt Lake City offers a side-by-side mix of outdoor recreation and urban entertainment. Outside magazine ranked Salt Lake City as one of the “Best Place to Live” in 2014. Outside also named Salt Lake City among America’s “10 Best Big Cities for Active Families” for its commitment to open space, smart solutions to sprawl and gridlock, can-do community spirit, and an active embrace for an adventurous life.



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