



HG MANOR™
REAL ESTATE GROUP

**2003 W 2550 S
WEST HAVEN, UT**

FOR LEASE



WEST HAVEN ATHLETIC COMPLEX

TRAFFIC COUNTS & ACCESS

W 2550 S / 1900 W CORRIDOR



- High-traffic commuter route connecting West Haven, Roy & Ogden
- Strong daily residential traffic from surrounding neighborhoods
- Easy access to major arterials including 1900 W, Midland Dr & SR-126
- Ideal for drop-off/pick-up flow for athletic & youth programs

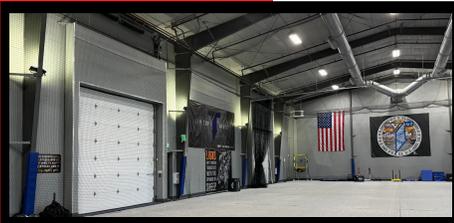


REGIONAL GROWTH & INFRASTRUCTURE

- Rapidly growing West Haven population driving increased vehicle counts
- Nearby residential developments bringing consistent daily trips
- Strong visibility and easy approach for families and recreational users

ABOUT THE PROPERTY

This versatile West Haven building built in 2018, offers an ideal setup for recreational or industrial users looking for a high-visibility location with strong community demand. The open layout, 27' ceilings, and flexible floor plan allow for easy customization, making it a perfect fit for a range of uses.



PROPERTY COMPONENTS



- ±15,000 SF
- Clear-span building
- HVAC, electrical, plumbing, and mechanical systems in place
- All building systems in working order

GET IN TOUCH

NATALIE JONSSON

801.560.1217

www.HGManor.com

**590 North Kays Drive, Suite 112
Kaysville, Ut 84307**

PHOTOS

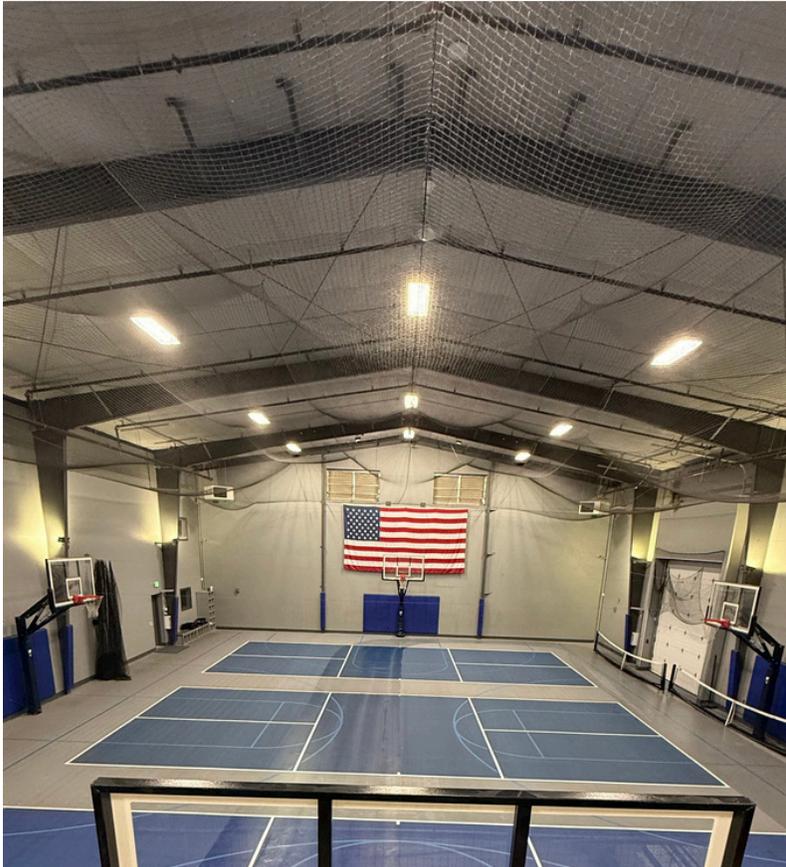


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PROPERTY OVERVIEW

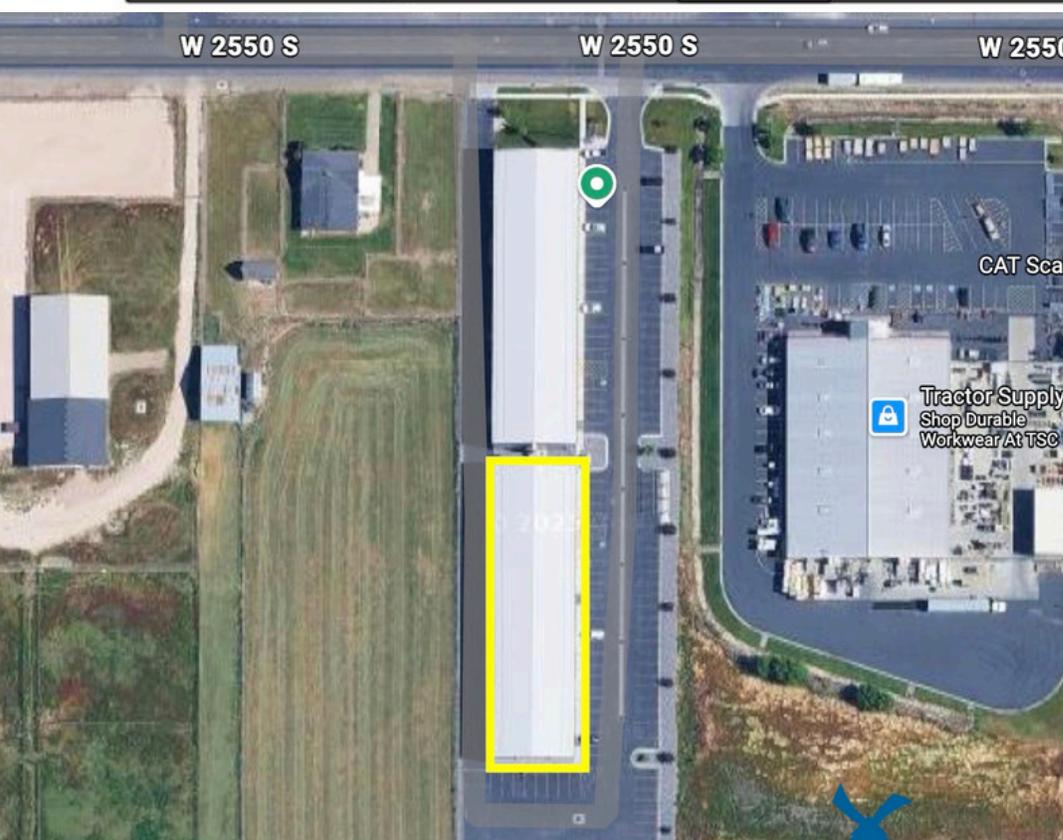
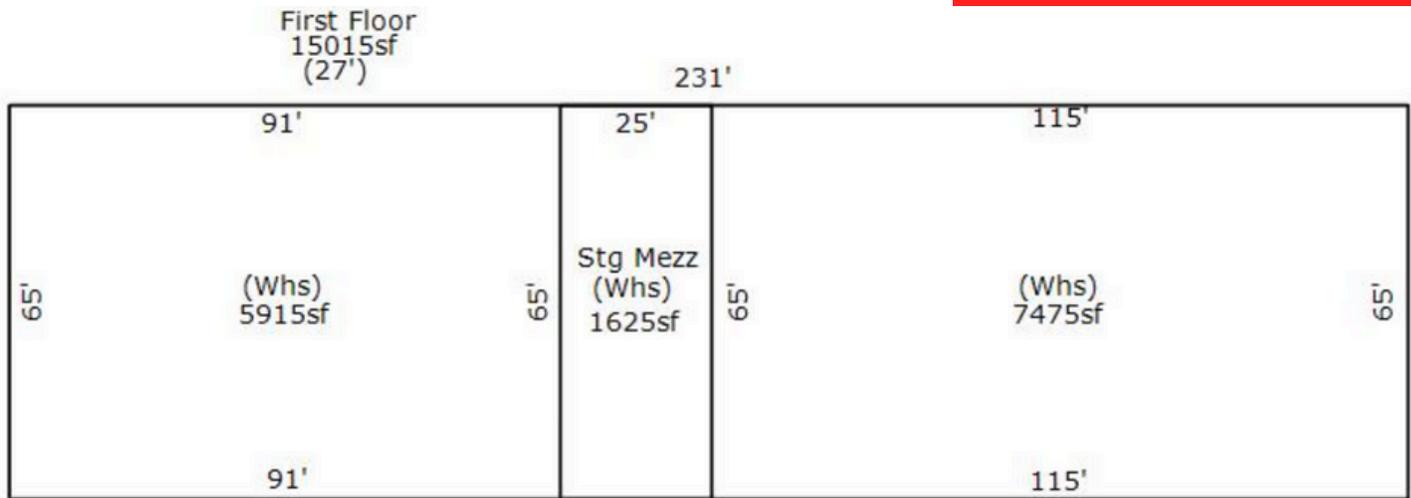


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FAMILY & RECREATION HUB

Located minutes from youth sports programs, parks, and trail systems, making it a natural draw for family-oriented and activity-based users.

SCHOOLS & YOUTH ACTIVITY FEEDERS

Positioned near Fremont High, Rocky Mountain Jr High, and multiple elementary schools, creating consistent demand from a large youth athlete population.

COMMUNITY DESTINATIONS

Close to West Haven City Park, local trail networks, and the Ogden Nature Center, adding strong regional recreational appeal.

REGIONAL ACCESS & VISIBILITY

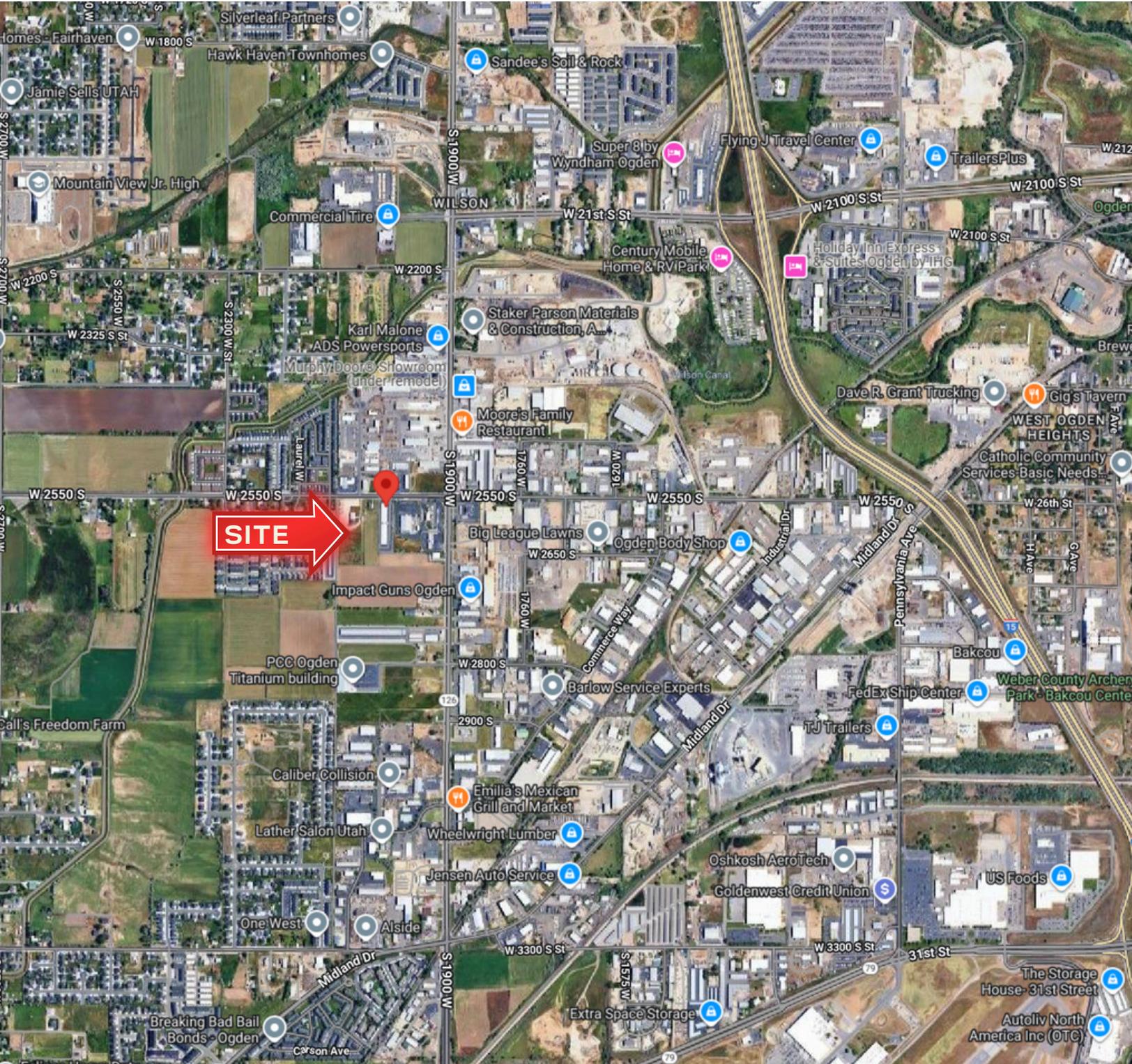
Direct access from W 2550 S with strong daily traffic counts, easy connectivity to I-15, and high visibility within a growing commercial corridor.





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AREA HIGHLIGHTS



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