

# For Lease or Sale - Ogden, UT

25,000 - 77,100 SF

Lease Rate: \$0.39/SF/Mo, NNN

Sales Price: \$4,975,000 (\$65/SF)

4.99 Acres

## Five Points - Washington Blvd & 2nd Street

145 N. Harrisville Rd. | Ogden, UT 84404

YOUR NAME HERE

Retail · Light Industrial/Flex ·  
Biotech · Manufacturing

Exclusively Marketed by:

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# Property Highlights

## Property Highlights:

- Anchor space for Ogden Five Points Community Center
- National Tenants in this center include:
  - Harbor Freight
  - Dollar Tree
  - BioLife
  - Key Bank
  - GenX apparel

## Key Highlights:

- Fiber Connectivity
- Heavy Power
- New Roof
- Ample Parking
- 30-foot tall LED pylon signage available
- Epicenter of 200 new housing units
- Flexible zoning uses with stated municipal economic development support



# Aerial Looking West

145 N. Harrisville Rd.  
For Lease or Sale

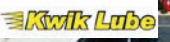


Business Depot Ogden, an office / industrial park with over 110 businesses and over 7,000 employees.



Tax Savers

10' Monument Sign



Colliers

2nd Street - 7,415 ADT

30' Tri-Sided LED Pylon Sign

**SITE**

Total Area ADT - 41,316

Harrisville Road - 9,199 ADT

Washington Boulevard - 24,702 ADT



Sonya's Bridal



10' Monument Sign



# Aerial Looking East

145 N. Harrisville Rd.  
For Lease or Sale



Washington Blvd.

Harrisville Rd.

**SITE**

2nd Street



# Property Details

## 145 N. Harrisville Rd. | Ogden, UT 84404

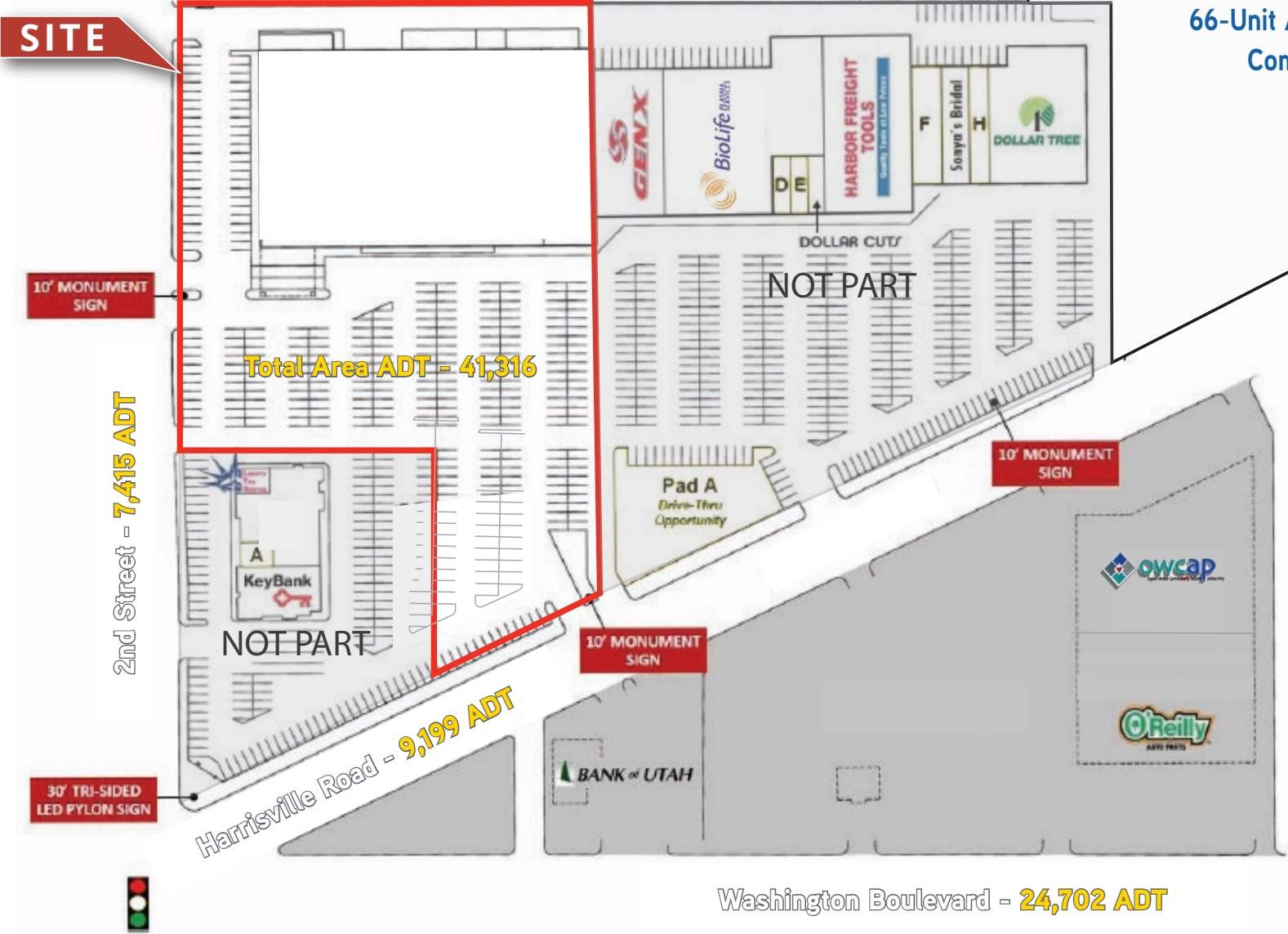
<b>Total Size:</b>	77,100 SF (Divisible)
<b>Acres</b>	4.99 acres
<b>Avg. Daily Traffic</b>	46,252
<b>Signage</b>	30' LED pylon fronting Harrison Boulevard. Signage available on building and on street
<b>Refrigerators/Freezers</b>	Six (6) walk-in refrigerators - Four (4) walk-in freezers
<b>Power</b>	2000-Amp, 277/480-Volt, 3-phase, 4-wire
<b>Zoning</b>	Regional Commercial CP-3 (Ogden City) (Potential for Variance)
<b>Doors/Dock Bays</b>	Five (5) loading dock bays, three (3) of which have dock level doors (one (1) with trash compactor). Two (2) grade-level doors. 10' x 10' Seppes Rapid Roll-up Door between dock area and main floor area.
<b>Column Spacing</b>	30' x 44'
<b>Clear Height</b>	18', 13.7', 10' (see floorplan)
<b>Parking</b>	4/1,000

<b>Roof</b>	New (2021) Firestone TPO Membrane
<b>HVAC</b>	Four (4) new 15-ton refrigerated units; Two (2) heated make-up air units; Three (3) roof-top refrigerated air units for office area at front mezzanine; Three (3) roof-top evaporative coolers (south end of roof)
<b>Security System</b>	New (2023) interior and exterior cameras, interior/alarmed motion detection system; emergency lighting
<b>Restrooms</b>	Six (6) total: two (2) on main floor front, two (2) on front mezzanine; two (2) on rear mezzanine
<b>Fire Suppression</b>	100% sprinkler coverage - with dry and wet pipe system; smoke and carbon monoxide detectors; fire alarm system
<b>Year Built</b>	1977, Renovations in 2021
<b>Parcel No.</b>	Weber County 12-288-0003
<b>Utility Providers</b>	Gas - Dominion Energy; Electricity - Rocky Mountain Power; Water/Sewer - Ogden City Utilities
<b>Subdivision Association</b>	Association maintains parking lots, landscaping, lighting, common areas; with subject property responsible for prorated share of these expenses

# Site Plan

145 N. Harrisville Rd.  
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66-Unit Apartment  
Complex.

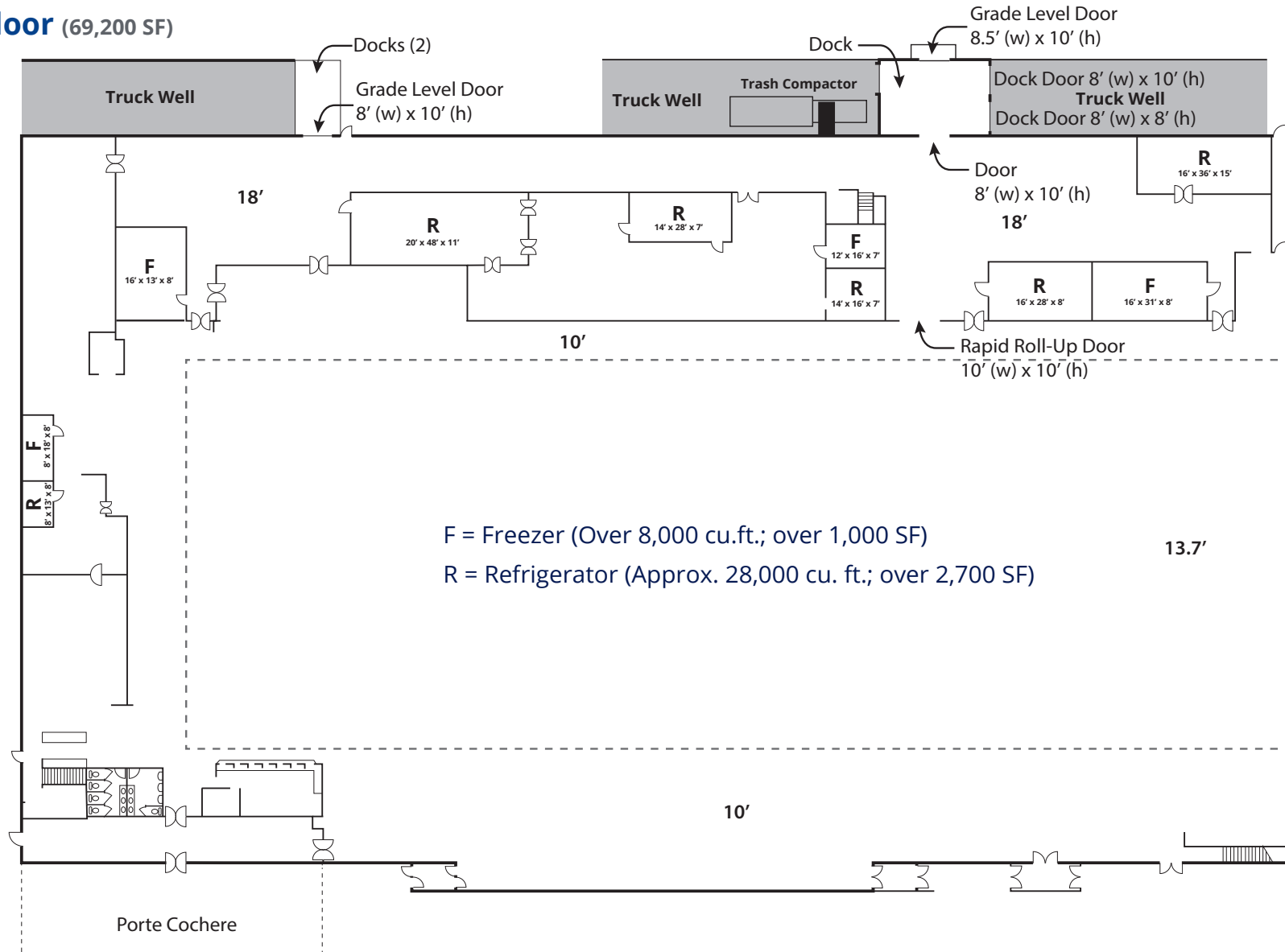


# Floor Plans



145 N. Harrisville Rd.  
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## First Floor (69,200 SF)



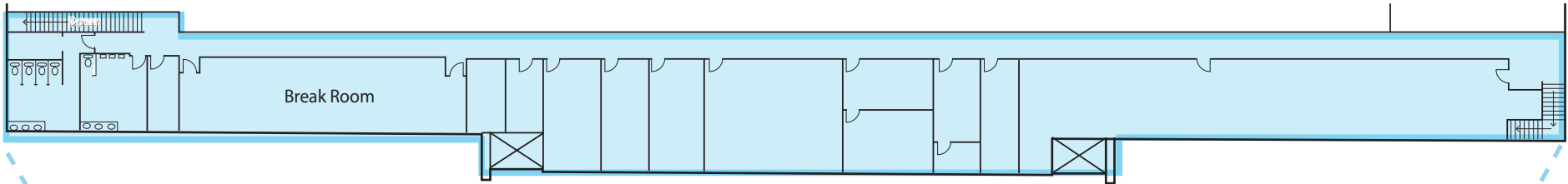
# Floor Plans



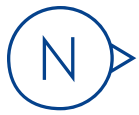
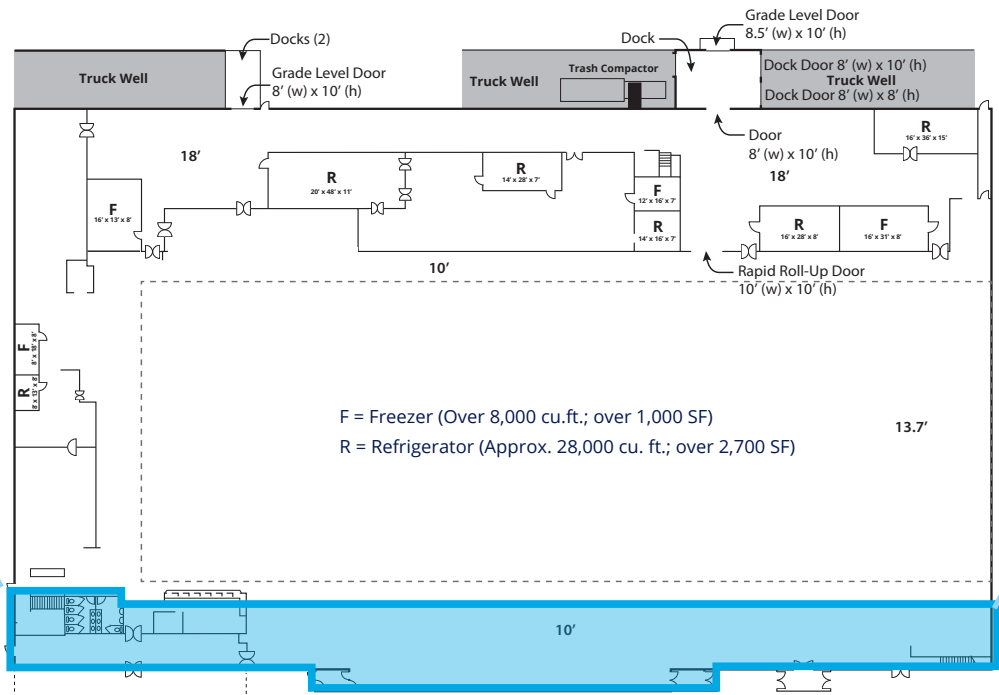
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## Front Mezzanine (7,900 SF)

Offices



## Front Mezzanine Location Above Main Floor



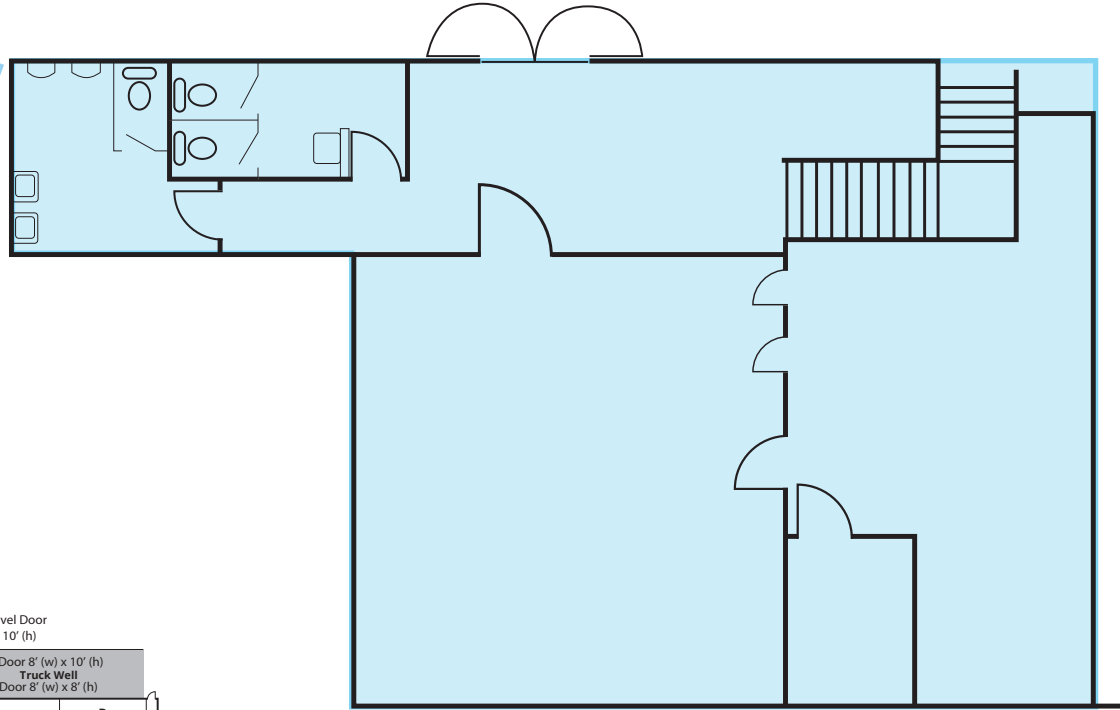


# Floor Plans

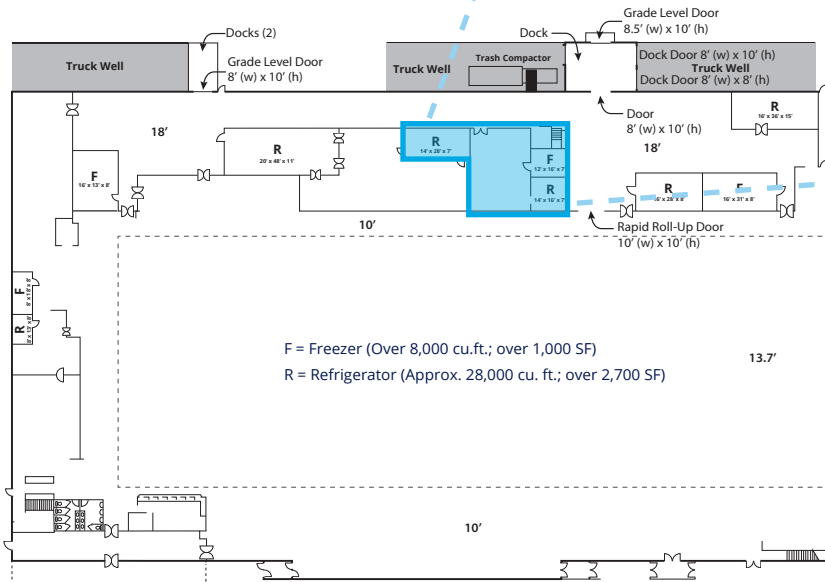


145 N. Harrisville Rd.  
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**Rear Mezzanine**  
Electrical panels, Mechanical, etc.



**Rear Mezzanine Location Above Main Floor**



# Site Location Map

**145 N. Harrisville Rd.**  
For Lease or Sale



**SITE**



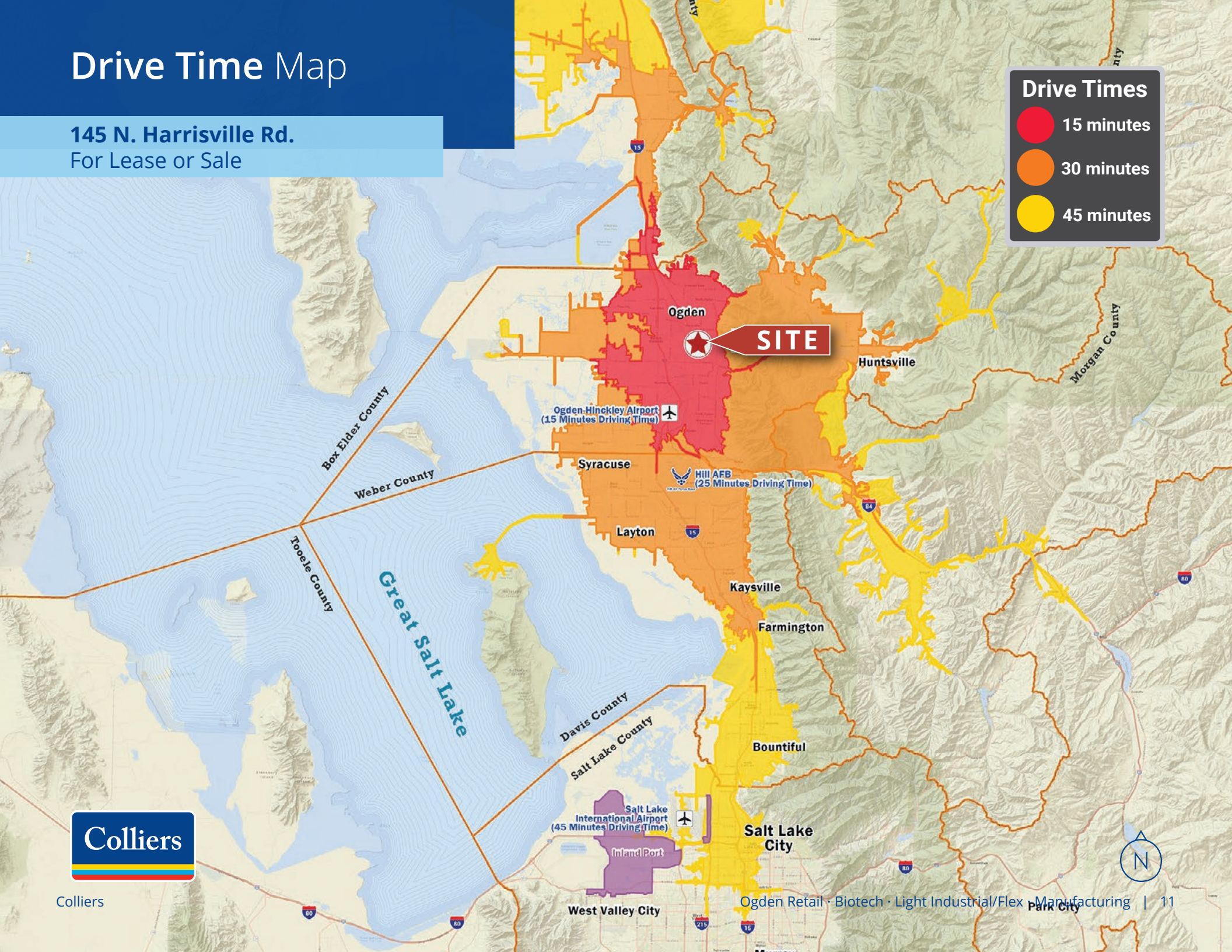
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# Drive Time Map

145 N. Harrisville Rd.  
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**Drive Times**

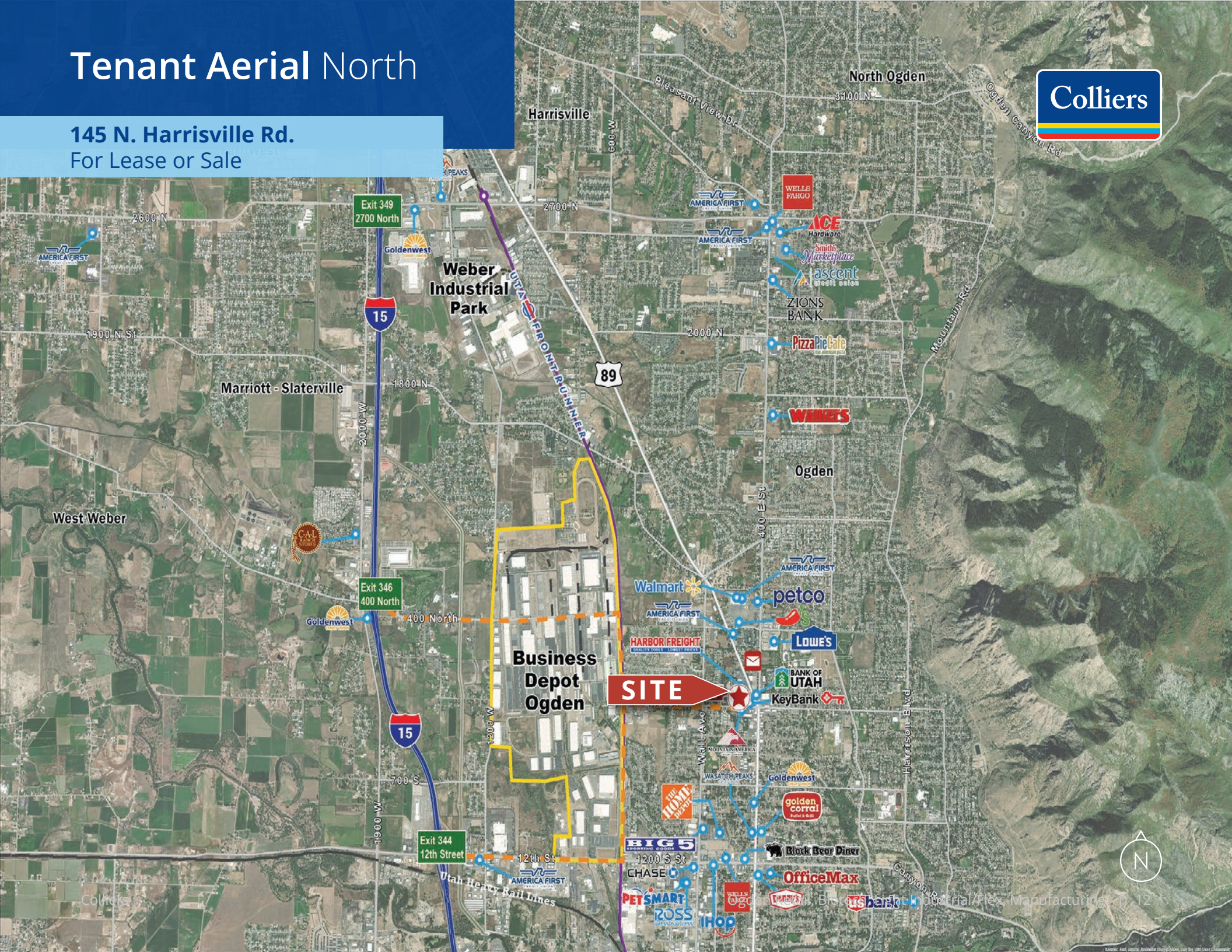
- 15 minutes
- 30 minutes
- 45 minutes



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# Tenant Aerial North

145 N. Harrisville Rd.  
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# Tenant Aerial South

145 N. Harrisville Rd.  
For Lease or Sale



**SITE**

**Business Depot Ogden**

**Ogden's Central Business District**



# Tenant Aerial Local

145 N. Harrisville Rd.  
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**OGDEN-WEBER  
TECHNICAL COLLEGE**

**LOWE'S**

**SITE** ★

**KeyBank**

**Pizza Hut**

**MIDAS**

**NAPA**

**Dragon Restaurant**

**Lee's Diner**

**BURGER KING**

**CENX**

**BioLife**

**HARBOR FREIGHT**

**DOLLAR TREE**

**The Landing at Five Points**

**BANK OF UTAH**

**O'Reilly**

**Walmart**

**McDonald's**

**AMERICA FIRST**

**Weight Watchers**

**Weight Watchers reimagined**

**Weight Watchers**

**Walmart**

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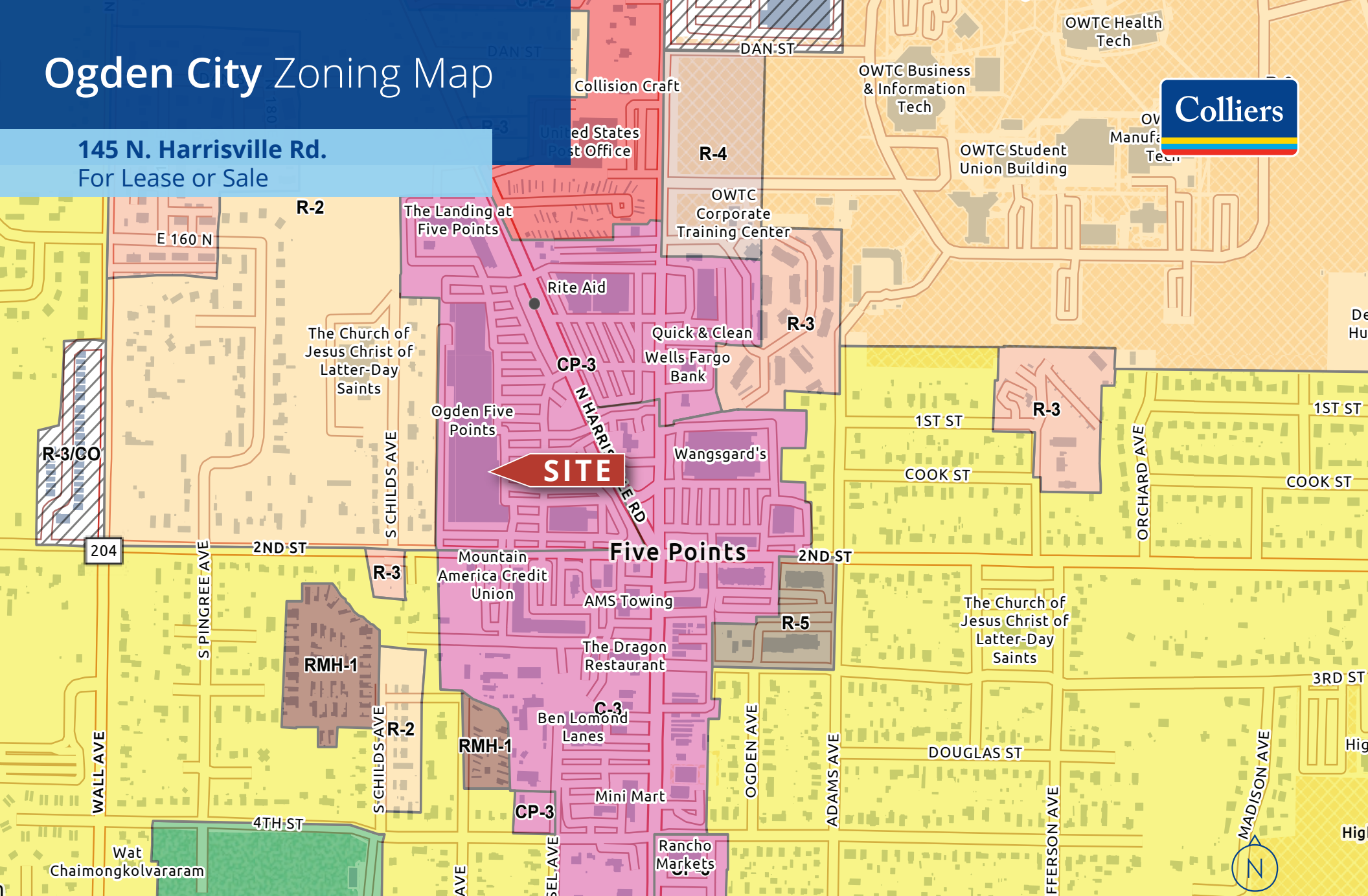
**Walmart**

Ogden Retail, Biotech, Light Industrial/Flex, Manufacturing



# Ogden City Zoning Map

**145 N. Harrisville Rd.**  
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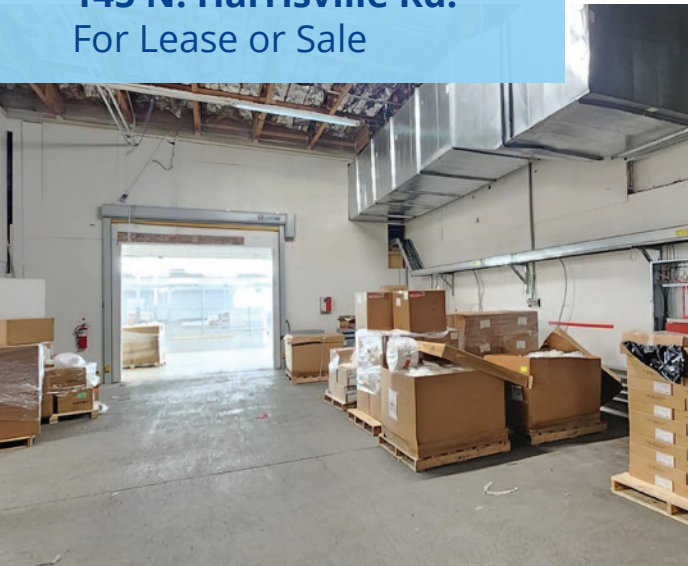
## Zoning Legend

- R-2 Two-Family
- R-5/3 Multiple-Family Residential
- Open Space
- RMH1
- CP-3 Regional Commercial
- Community Commercial
- R-1 Single Family

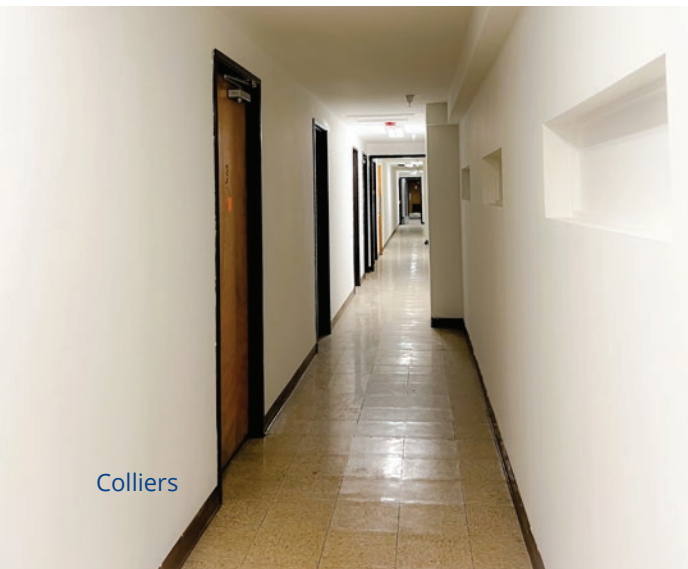
# Property Photos



**145 N. Harrisville Rd.**  
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Former Tenant's Biotech assembly area



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# Property Photos

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