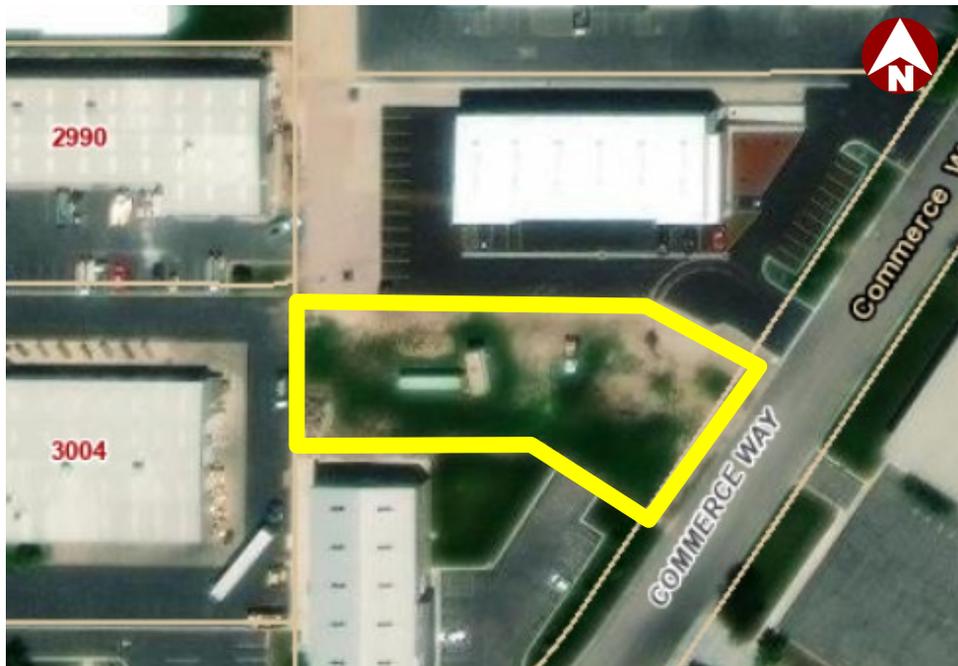




FOR LEASE

Property Features

- ± 0.71 Acre Available
- Zoned Ogden City OCIP
- ± 5,000 SF Building Proposed
- Located in the Heart of Ogden Industrial Park
- All Utilities Available
- Close to Freeway & Major Roads
- Build To Suit Construction Ready
- MLS #1851833



Lease Price Negotiable



OWNER/AGENT



www.crestutah.com



Andy McCrady
 801-549-8989
 andycrest@aol.com

Aaron McCrady
 801-953-7012
 aaroncrest@gmail.com



**DOWNTOWN
OGDEN CITY**



Pennsylvania Ave

Midland Drive

**OGDEN
INDUSTRIAL
PARK**

SITE

Commerce Way

2800 South

1900 West

126



PLATT

**WEST HAVEN
INDUSTRIAL
PARK**



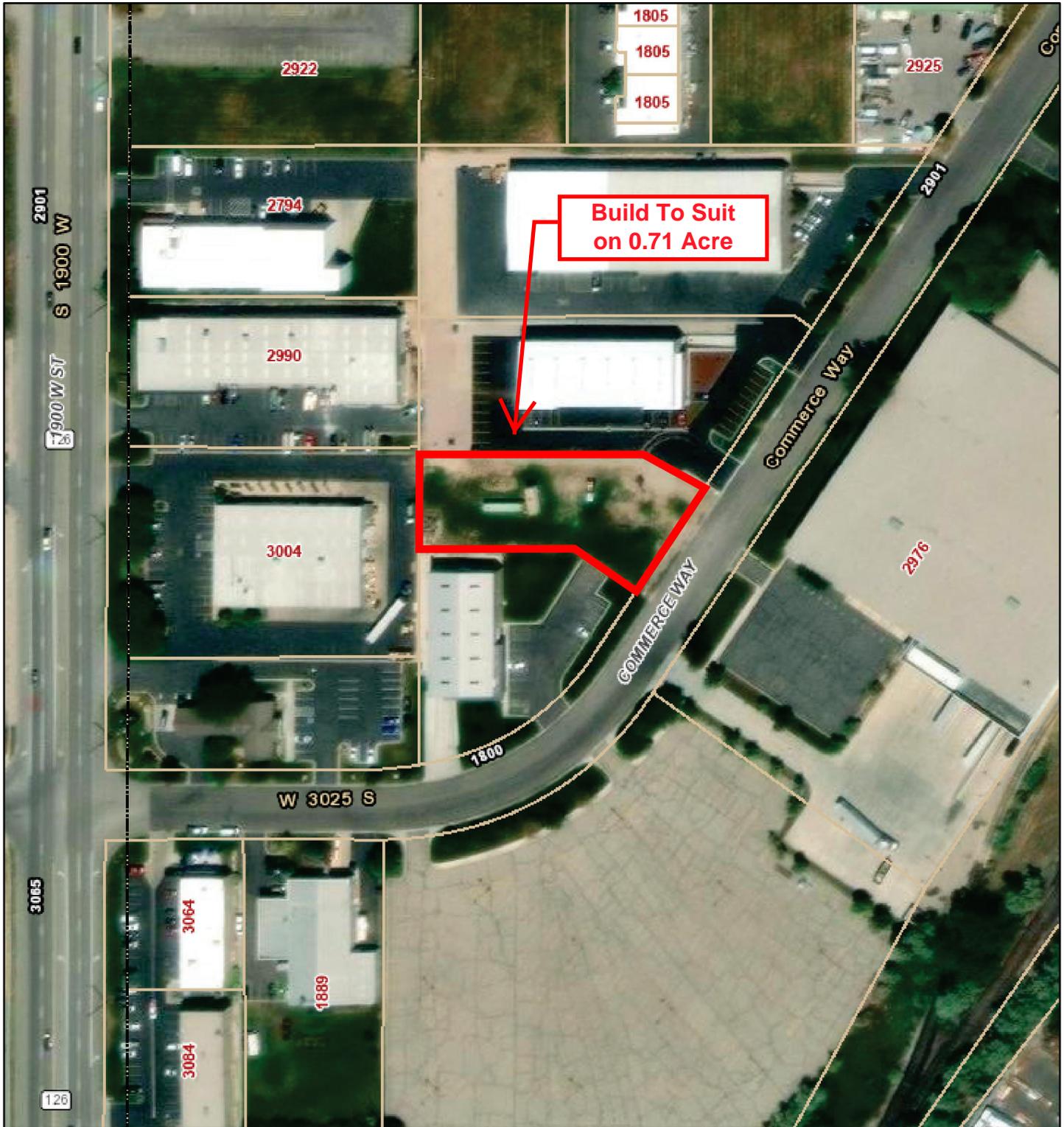
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**Contact
Us**

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801-953-7012
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3001 Commerce Way Ogden, UT 84401



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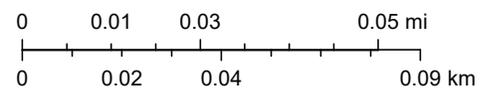
1:2,257

 City Boundaries

 Parcel Address

 Street Labels

 Parcel Master



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Ogden City Zoning

3001 Commerce Way, Ogden UT 84401

AMERICAN

R-1-10

SITE



Ogden City Zoning Map

O-1, Open Space	RMH-1, Residential Manufactured Home Park	MU, Mixed-Use	Accessory Dwelling Unit
R-1-10, Single-Family Residential	PI, Professional/Institutional	CRC-1, Commercial Recreation	12th Street Corridor
R-1-8, Single-Family Residential	PICO, Professional/Institutional Conditional Overlay	BEH, Business Exchange Historical	Sensitive Area
R-1-6, Single-Family Residential	NC-1, Limited Scale Neighborhood Commercial	BEI, Business Exchange Industrial	Airport Overlay
R-1-5, Single-Family Residential	NC-2, Expanded Scale Neighborhood Commercial	M-1, Limited Manufacturing	Ogden City Boundary
R-2, Two-Family Residential	C-1/CP-1, Neighborhood Commercial	M-2, Manufacturing and Industrial	
R-2EC, Two-Family Residential East Central	C-2/CP-2, Community Commercial	MRD, Manufacturing, Research and Development	
R-3, Multiple-Family Residential	C-2/CO, Community Commercial Conditional Overlay	DDR, Defense Depot Reuse	
R-3/CO, Multiple-Family Residential Conditional Overlay	C-3/CP-3, Regional Commercial	OICP, Ogden Commercial and Industrial Park	
R-3EC, Multiple-Family Residential East Central	C-3/CO, Regional Commercial Conditional Overlay	A-C, Airport Commercial	
R-4, Multiple-Family Residential	CBD, Central Business District	A-1, Airport Industrial	
R-4/CO, Multiple-Family Residential Conditional Overlay	CBD/CO CBD Conditional Overlay		
R-5, Multiple-Family Residential	CBDI, CBD Intensive District		

* This graphic and zoning information is provided as a courtesy and remains the property of Ogden City. User is advised to verify all information.



Prepared by
Ogden City Planning
Updated July 2019