

Business Depot Ogden

205 N. 1140 W., Bldg. 4 | Ogden, UT 84404

Lease Rate

\$0.73/SF

Base Rent

Move In Ready!



Standalone Industrial For Sublease

Available through July 31, 2031 | 51,787 SF

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Building Highlights



Building Size
51,787 SF



Office Size
3,080 SF



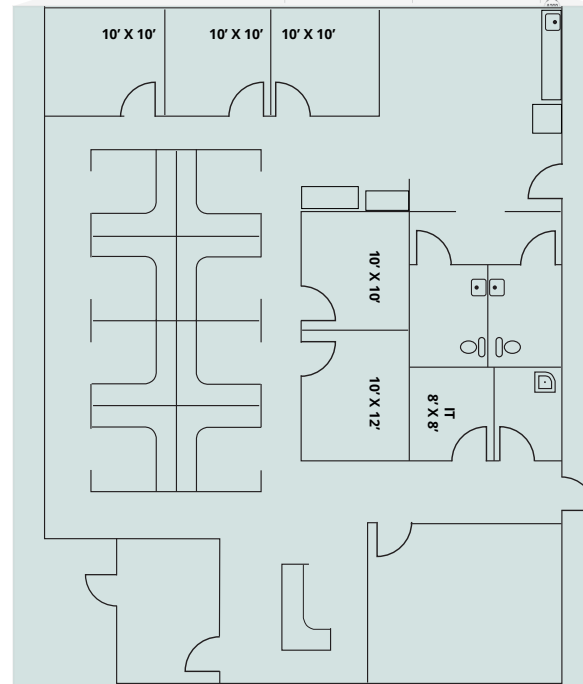
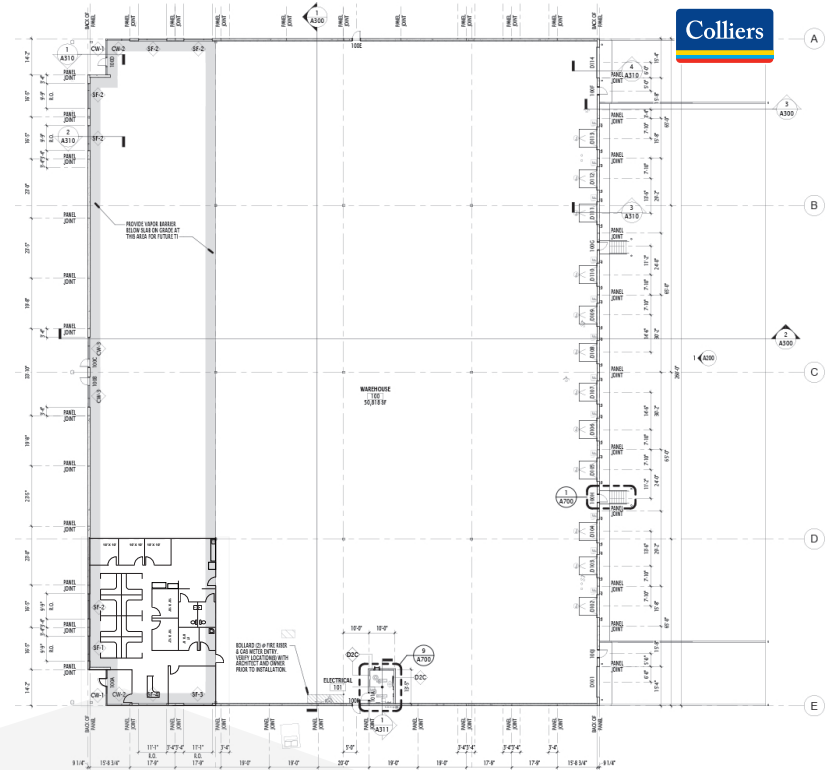
Warehouse Size
48,707 SF

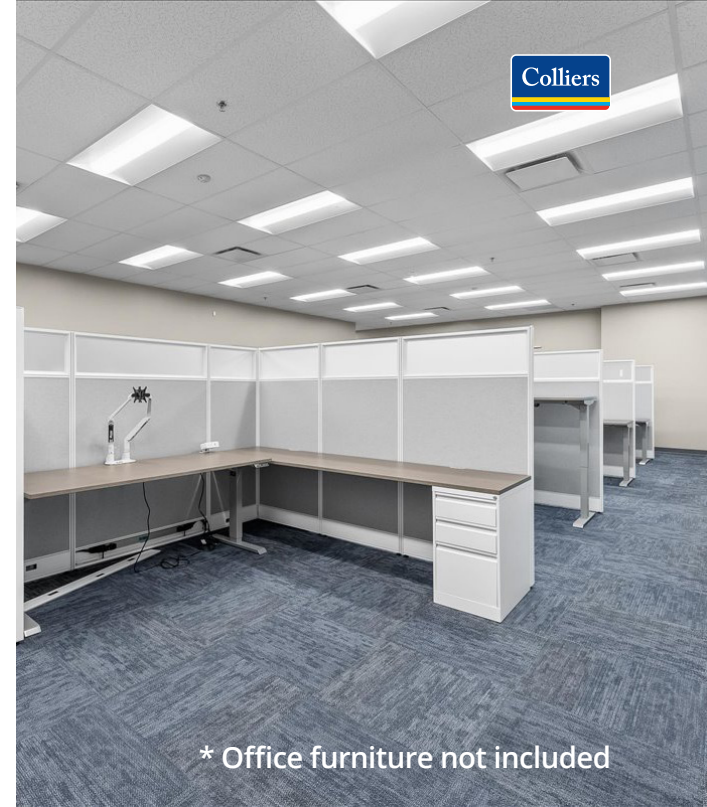


Dock High Doors
12

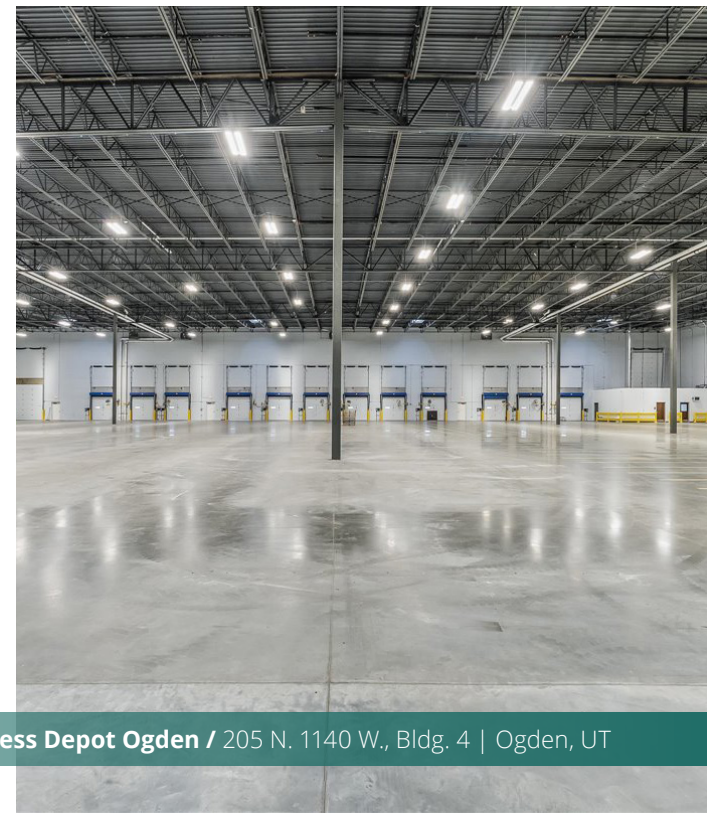
Ground Level Doors
1

| | |
|---------------------------|--|
| Total SF | 51,787 |
| Office SF | 3,080 SF + Shipping & Receiving Office |
| Warehouse SF | 48,707 |
| Dock High Doors | 12 (Fully Equipped) |
| Ground Level Doors | 1 |
| Clear Height | 28' |
| Construction | Concrete tilt up |
| Sprinklers | ESFR |
| Power | 1,200a/480V/3ph |
| Lot Size | 3.60 AC |
| Depth | 200' |
| Column Space | 65'(w) x 50'(d) |
| Floor Depth | 6" reinforced |



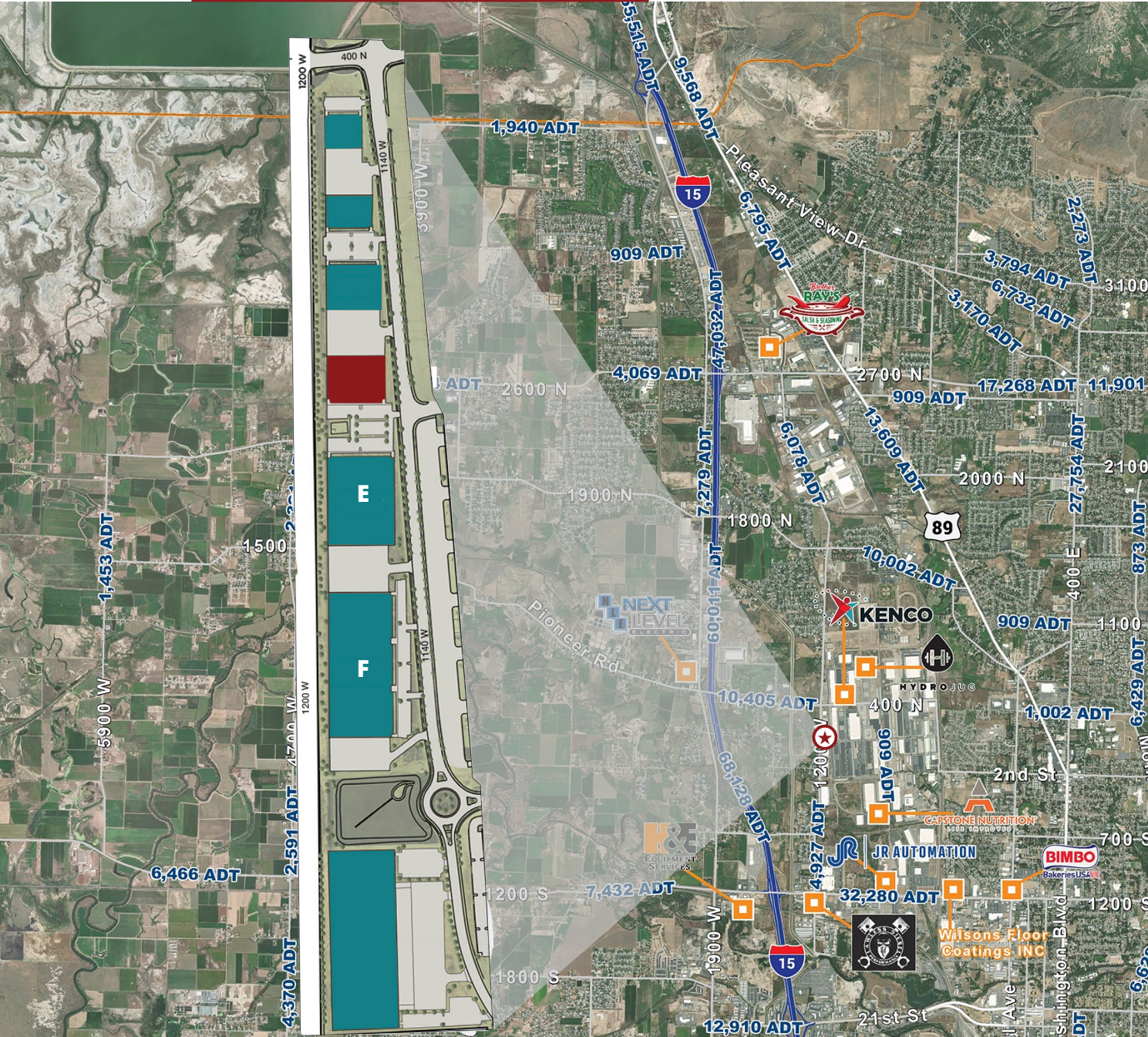


* Office furniture not included





Property & Area Overview



- Quick, easy access to I-15 and I-84
- Less than 15 minutes to Ogden Hinkley Airport
- Less than 15 minutes to Hill Air Force Base
- Less than 15 minutes to Union Pacific - Ogden Yard that provides direct access to all western sea ports
- Within a 12-hour drive of over 61 million people

Center of the Western U.S.

Less than 900 miles to every city in the western United States.



| Destination | Distance | Time (in hours) |
|----------------------|----------|-----------------|
| ALBUQUERQUE, NM | 555 | 9.11 |
| BAKERSFIELD, CA | 647 | 9.40 |
| BILLINGS, MT | 605 | 9.18 |
| BOISE, ID | 396 | 5.42 |
| BOULDER, CO | 493 | 7.53 |
| CASPER, WY | 444 | 6.52 |
| CHEYENNE, WY | 472 | 7.13 |
| COLORADO SPRINGS, CO | 548 | 8.31 |
| DENVER, CO | 481 | 7.35 |
| EUGENE, OR | 838 | 13.15 |
| FLAGSTAFF, AZ | 462 | 7.24 |
| FRESNO, CA | 756 | 11.19 |
| GRAND JUNCTION, CO | 240 | 3.48 |
| GREAT FALLS, MT | 627 | 9.60 |
| HELENA, MT | 540 | 7.48 |
| IDAHO FALLS, ID | 270 | 3.47 |
| LAS CRUCES, NM | 777 | 12.26 |
| LAS VEGAS, NV | 364 | 5.11 |
| LOS ANGELES, CA | 632 | 9.21 |
| MEDFORD, OR | 790 | 12.29 |
| MISSOULA, MT | 581 | 8.15 |
| OGDEN, UT | 89 | 1.18 |
| PHOENIX, AZ | 606 | 9.33 |
| POCATELLO, ID | 220 | 3.80 |
| PROVO, UT | 15 | 0.19 |
| PUEBLO, CO | 591 | 9.70 |
| RENO, NV | 571 | 8.21 |
| SACRAMENTO, CA | 702 | 10.33 |
| SAINT GEORGE, UT | 245 | 3.30 |
| SALT LAKE CITY, UT | 58 | 0.56 |
| SAN DIEGO, CA | 699 | 10.19 |
| SAN FRANCISCO, CA | 789 | 11.53 |
| SANTA FE, NM | 582 | 9.39 |
| SEATTLE, WA | 886 | 13.20 |
| SPOKANE, WA | 778 | 11.24 |
| TUCSON, AZ | 717 | 11.60 |
| TWIN FALLS, ID | 276 | 4.40 |
| YAKIMA, WA | 744 | 11.40 |

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