



5175 W 4000 S

5175 W 4000 S, Hooper, UT 84315



Darin Izatt

RE/MAX Metro Commercial

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\$1,750,000

The property is in Central/West Weber County near major traffic patterns for the many neighborhoods and various businesses that are in the Northern Utah area. The property is also perfectly located near the Ogden BDO Business Complex which is the largest business park in Weber County for industrial and light industrial properties. It should also be noted that the property is located near Hill Air Force Base which is the largest employer in Northern Utah. Hill Air Force Base draws a large amount of government contractor business' that bid on Government Job opportunities. The property would be a great location for long-term tenants or owner-occupied entrepreneurs that have contract work with Hill Air Force Base and or the multitude of support business the local market may need for fabrication, construction, etc... The property is in an excellent location with easy access to I-15 and...

- Excellent location with ample Semi Truck access and parking with many options for Industrial and or warehouse use.
- Building is 104 Feet x 84 Feet with a mezzanine
- Three Phase Power Recently Added



Price:	\$1,750,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Owner User
Lot Size:	1.66 AC
Gross Building Area:	8,736 SF
Rentable Building Area:	8,736 SF
No. Stories:	1
Year Built:	1980
Tenancy:	Single
No. Drive In / Grade-Level Doors:	2
APN / Parcel ID:	08-043-0080

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Luxury Leasing	-	
Northwest Welding & Mechanical	-	

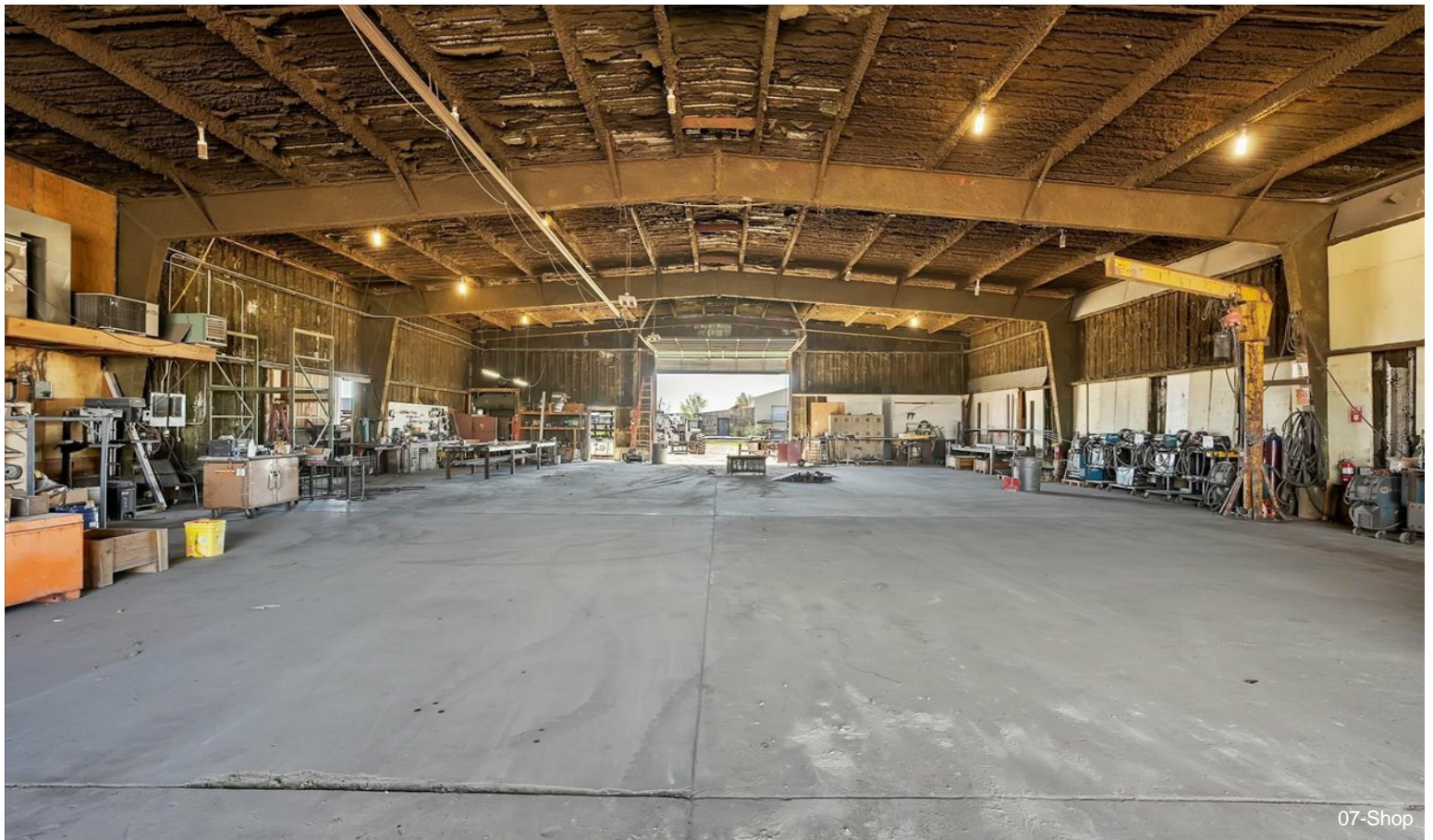


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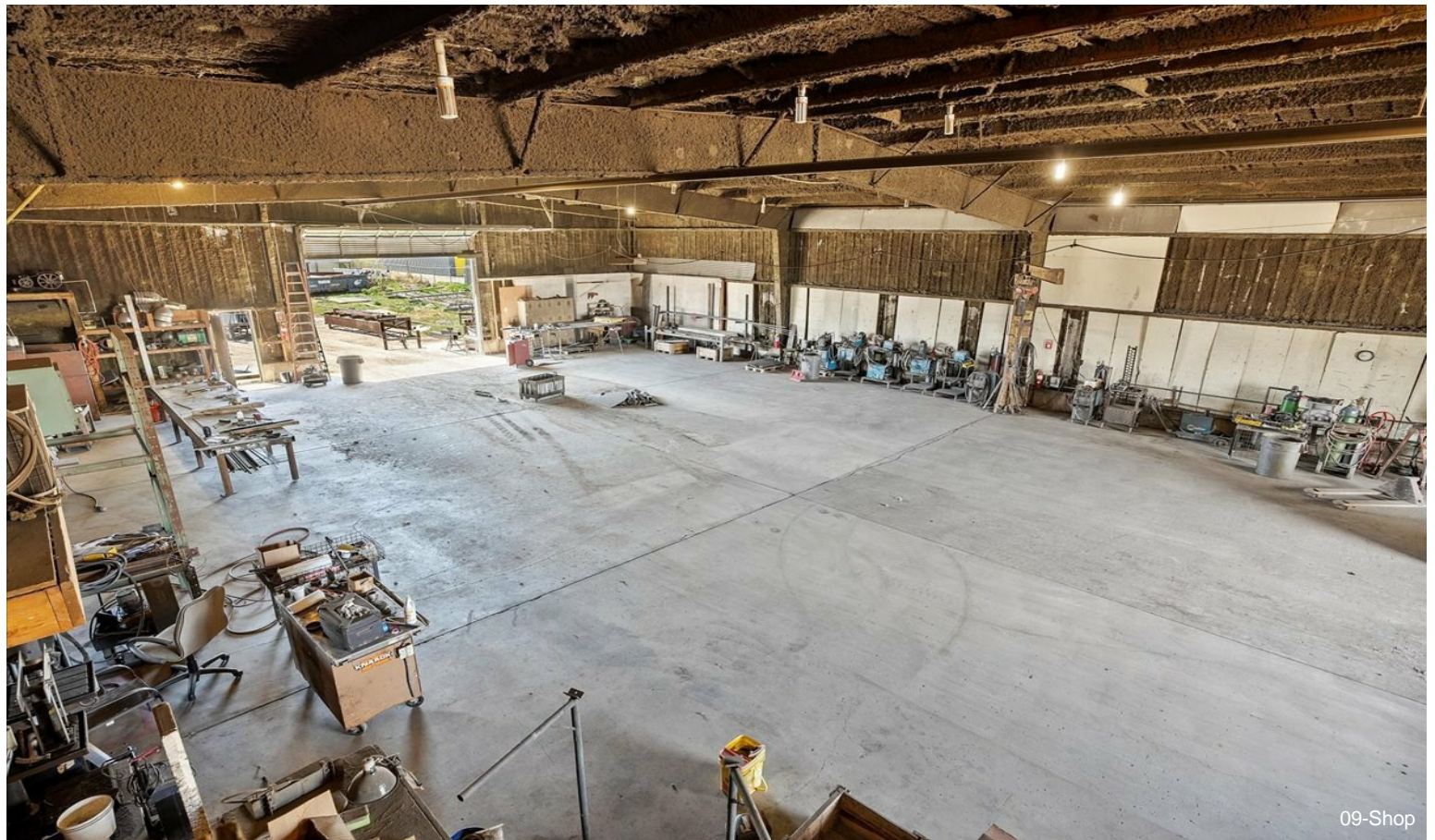
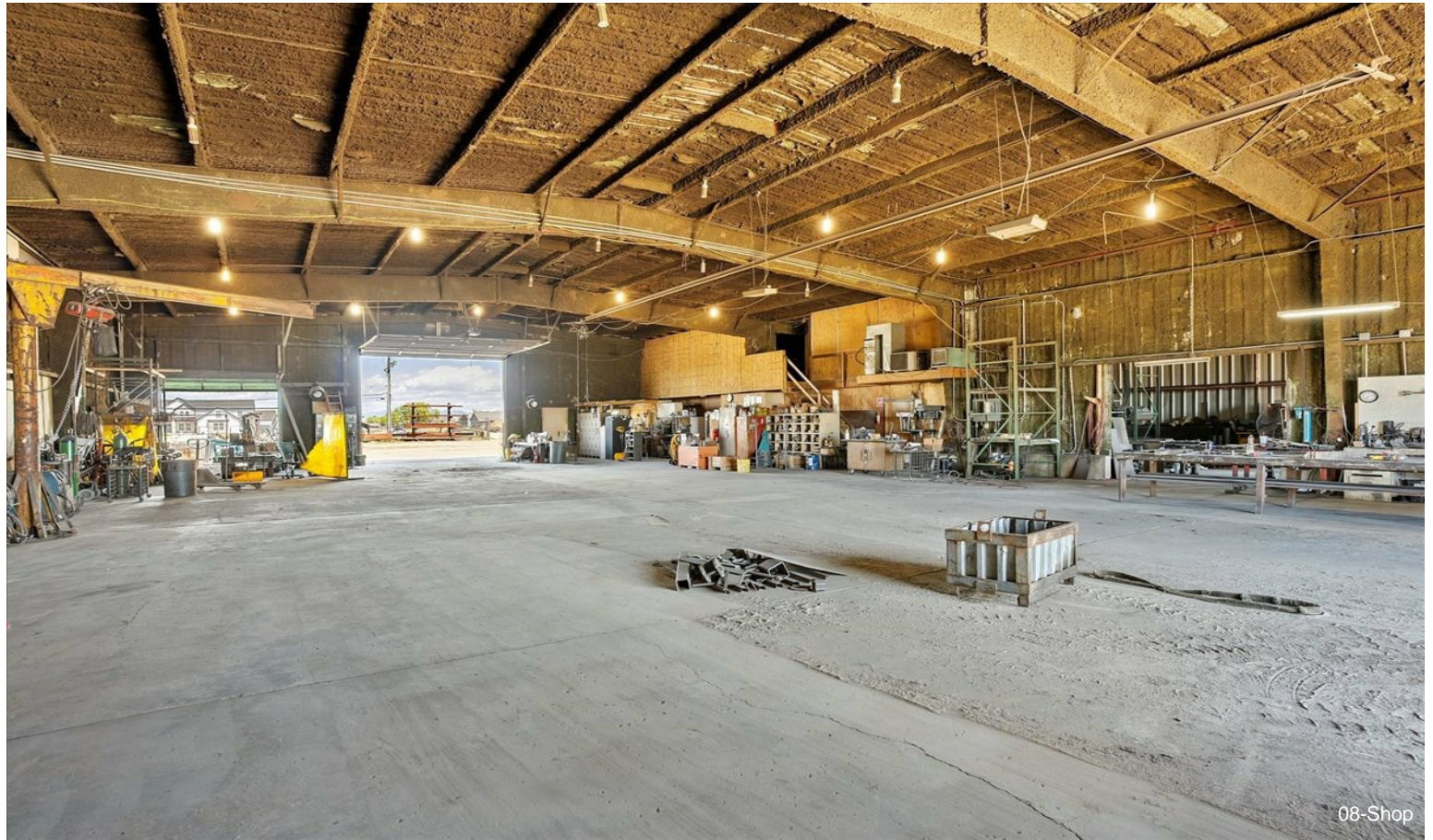
Property Photos



Property Photos



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Property Photos



Property Photos



14-Property



15-Property

Property Photos



Property Photos

