

# 3300 SOUTH INDUSTRIAL

FOR LEASE



## PROPERTY DETAILS

1272 W. 3300 S., Ogden, UT 84401

LEASE RATE: \$1.20/SF NNN

- Brand new 18,000 SF building
- 4,500-18,000 SF available
- Estimated CAM fee of \$0.18/SF
- Four (4) 12'x12' overhead doors
- Four (4) 9'x10' dock high doors
- Near Ogden-Hinckley Airport
- 0.8 miles from I-15
- Located in Ogden Industrial Park
- February 1, 2026 Delivery
- 800 AMP Service
- 20' clear height

## 2025 DEMOS

### EST. POPULATION

1 MILE » 869  
3 MILE » 79,394  
5 MILE » 190,951

### EST. HOUSEHOLDS

1 MILE » 362  
3 MILE » 29,522  
5 MILE » 69,897

### EST. AVERAGE HH INCOME

1 MILE » \$93,802  
3 MILE » \$94,907  
5 MILE » \$106,456

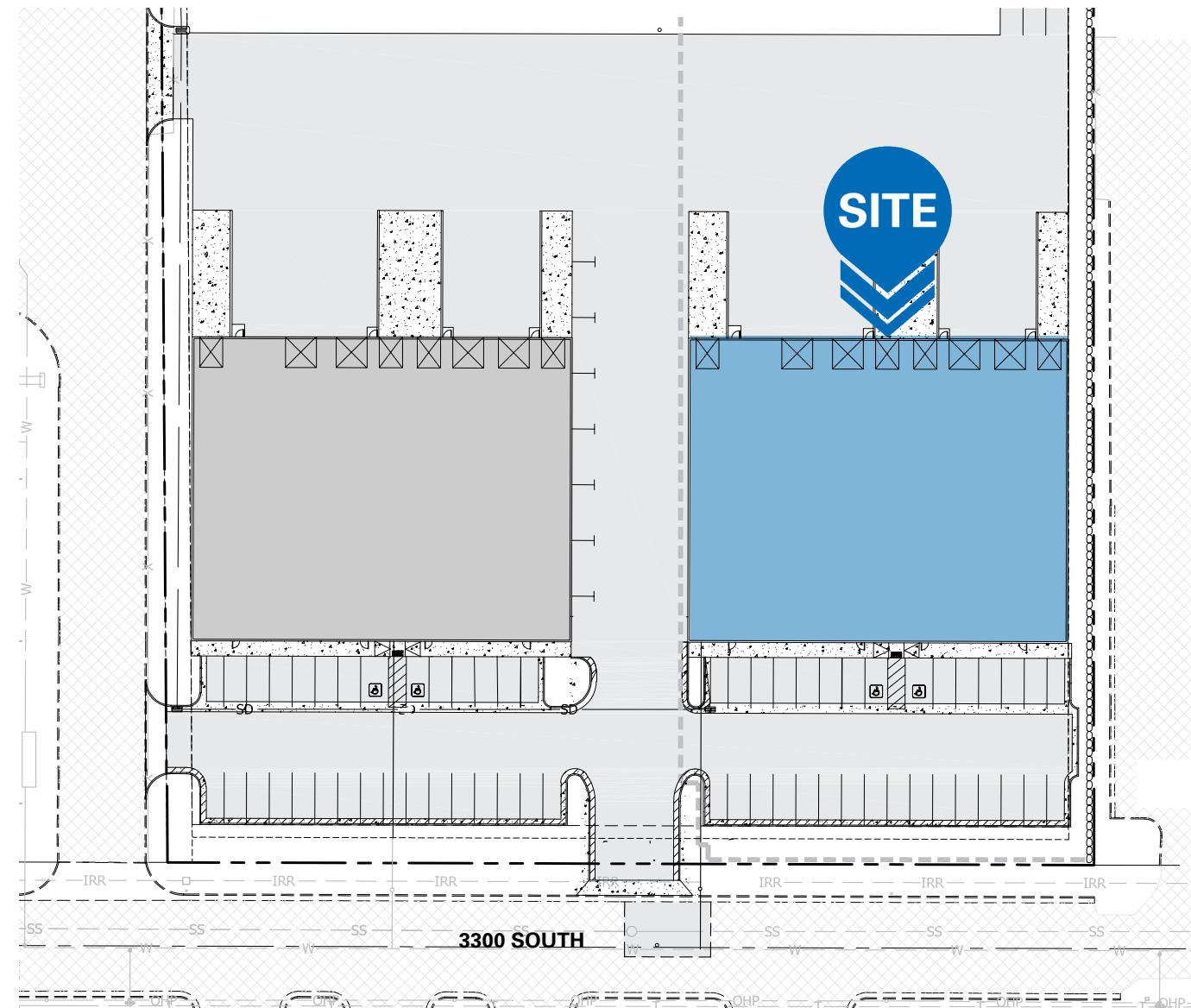
FRONTRUNNER  
NEWMARK  
MW MOUNTAIN WEST

BRAXTON WILLIE, CCIM  
bwillie@newmarkmw.com  
direct 801.803.3334  
[View Profile](#)

CHRIS FALK, CCIM, SIOR  
cfalk@newmarkmw.com  
direct 801.499.6514  
[View Profile](#)

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## SITE PLAN



This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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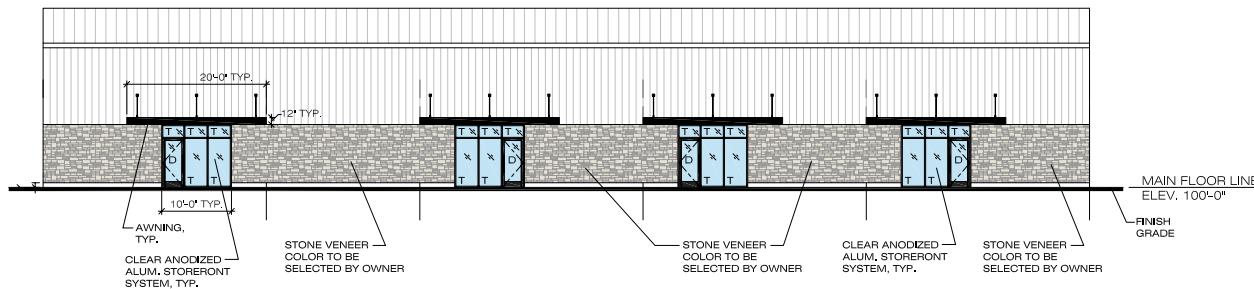
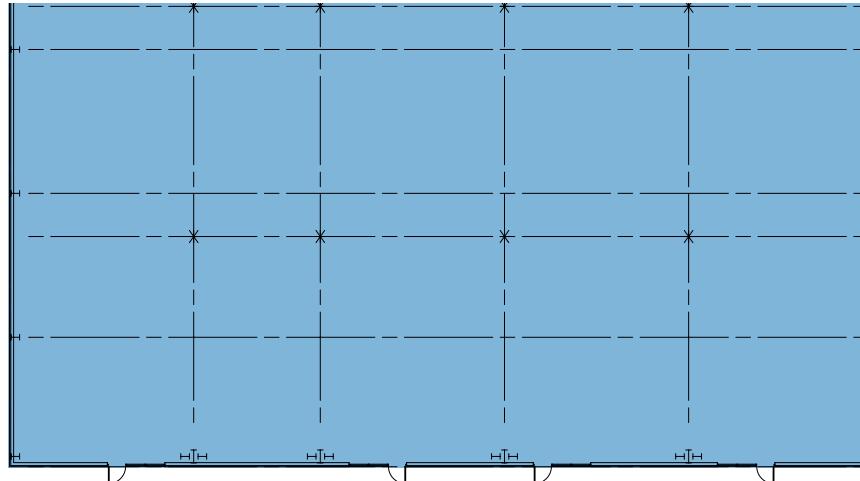
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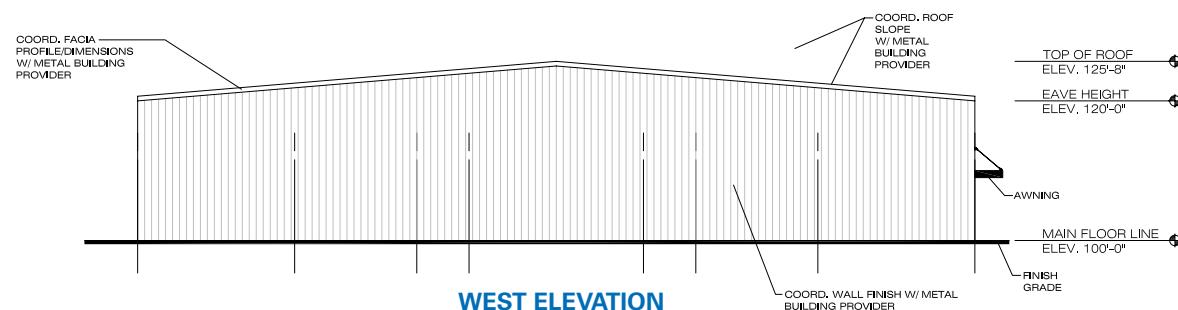
**FULL SERVICE  
COMMERCIAL REAL ESTATE**  
1410 S University Park Blvd, Ste 120  
Clearfield, Utah 84015  
Office 801.578.5580  
[www.newmarkmw.com](http://www.newmarkmw.com)

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## SITE PLAN



SOUTH ELEVATION



WEST ELEVATION

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