

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

# NEWMARK



## MOUNTAIN WEST

**BRAXTON WILLIE, CCIM**

bwillie@newmarkmw.com  
direct 801.803.3334  
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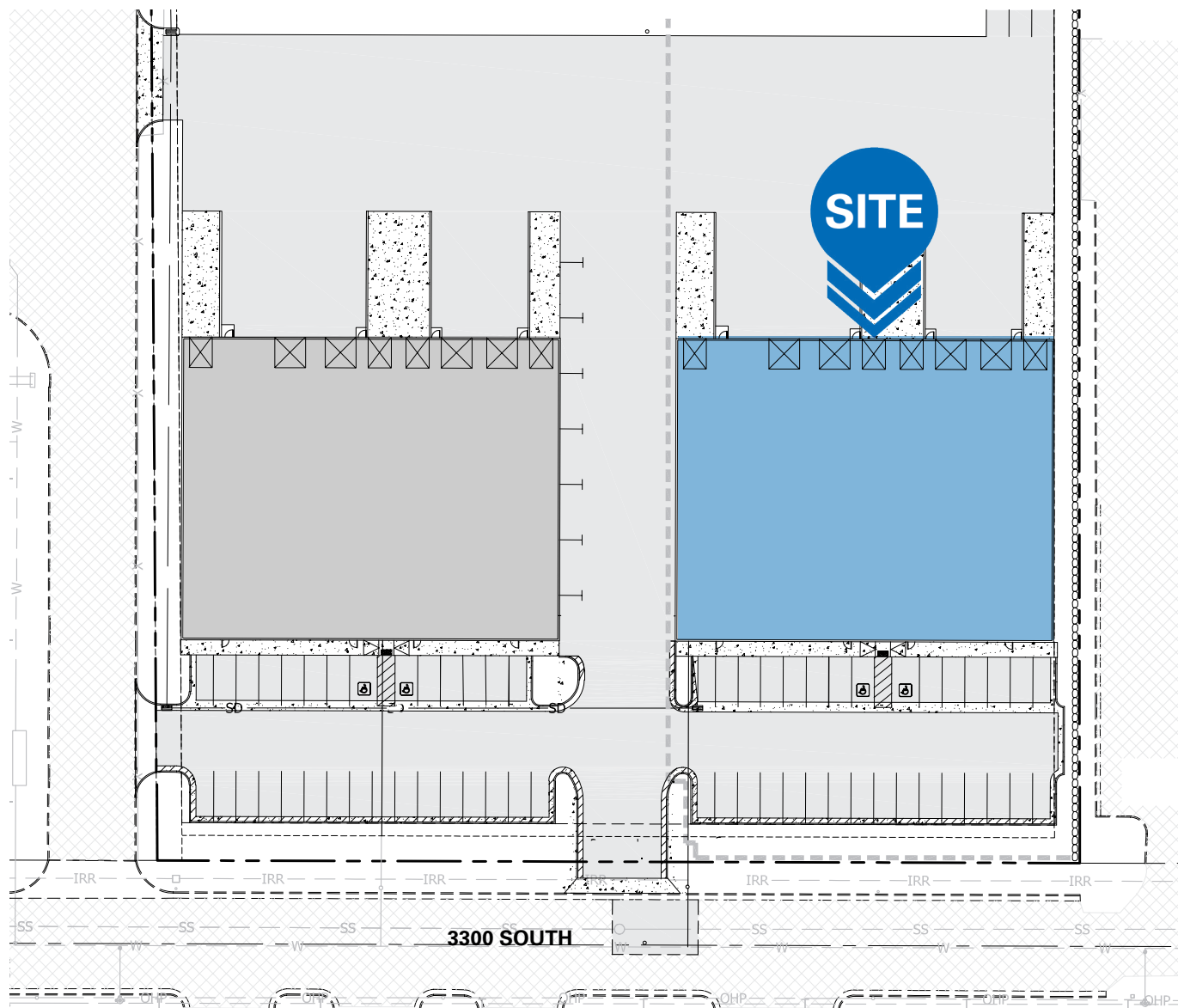
**CHRIS FALK, CCIM, SIOR**

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

# 3300 SOUTH INDUSTRIAL

## SITE PLAN



# NEWMARK



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## | SITE PLAN

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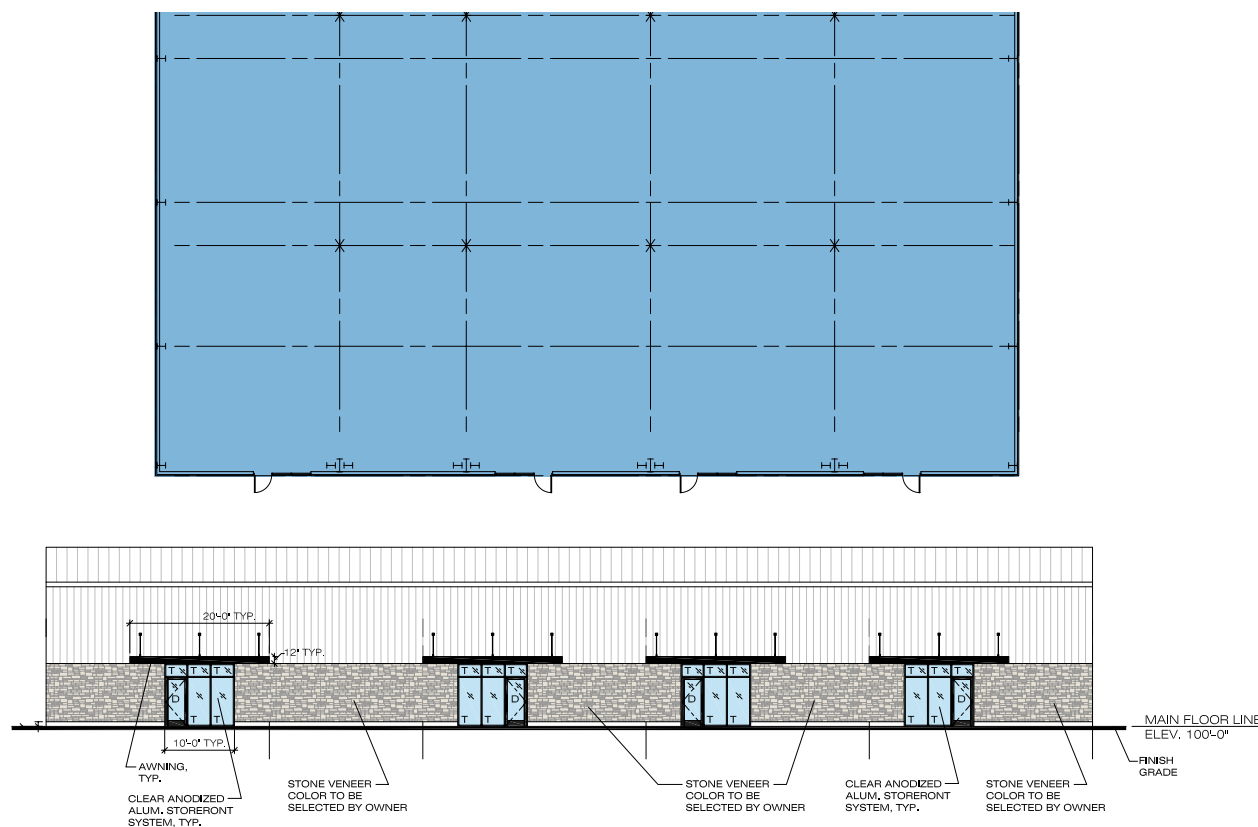
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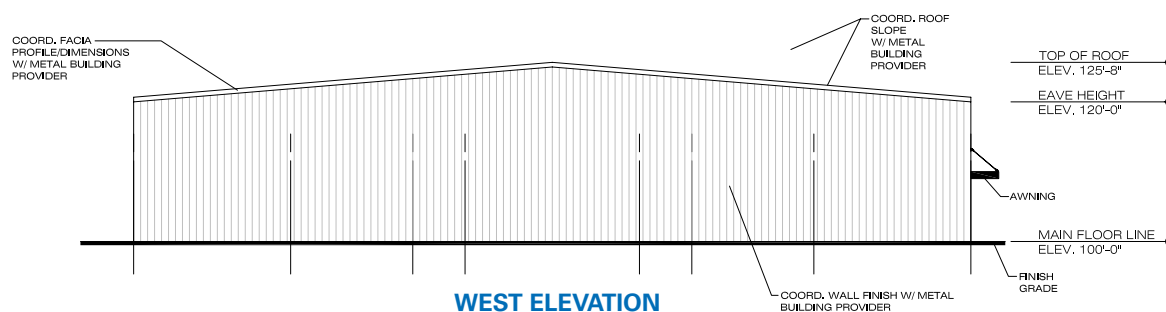
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SOUTH ELEVATION



WEST ELEVATION

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