



BEN LOMOND

B U S I N E S S P A R K



Now Leasing
2025 New Construction

Building 1 & 2 | 28.05 Acres
1605-1610 W 2350 N | Farr West, UT



BEN LOMOND BUSINESS PARK



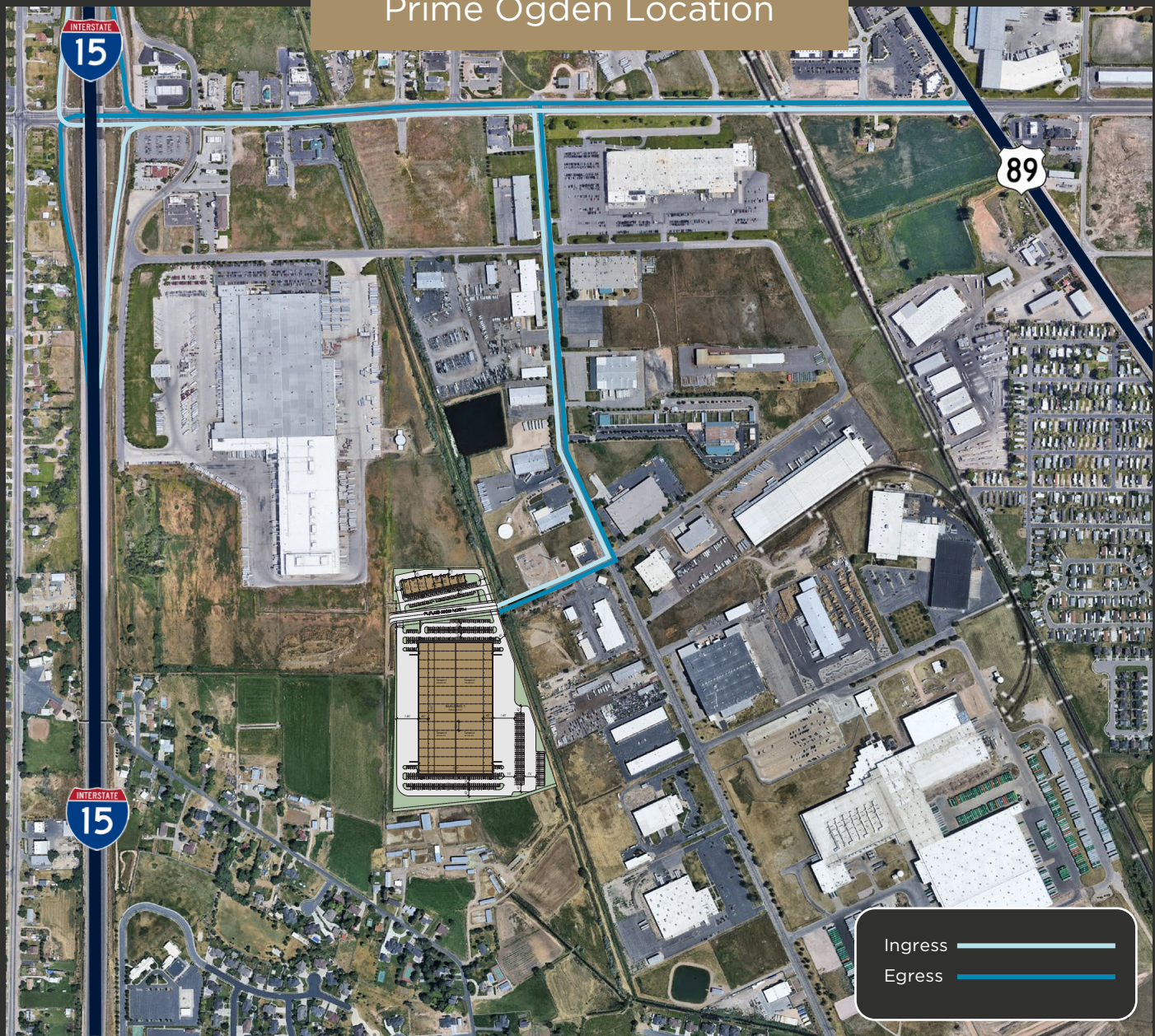
Flexible options for multiple businesses and various company setups available.

2

Two State-of-the-Art Buildings
(One Flex, One Cross-Dock)

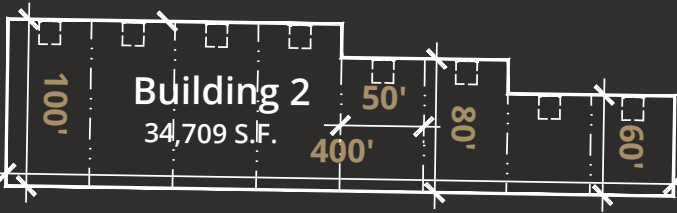
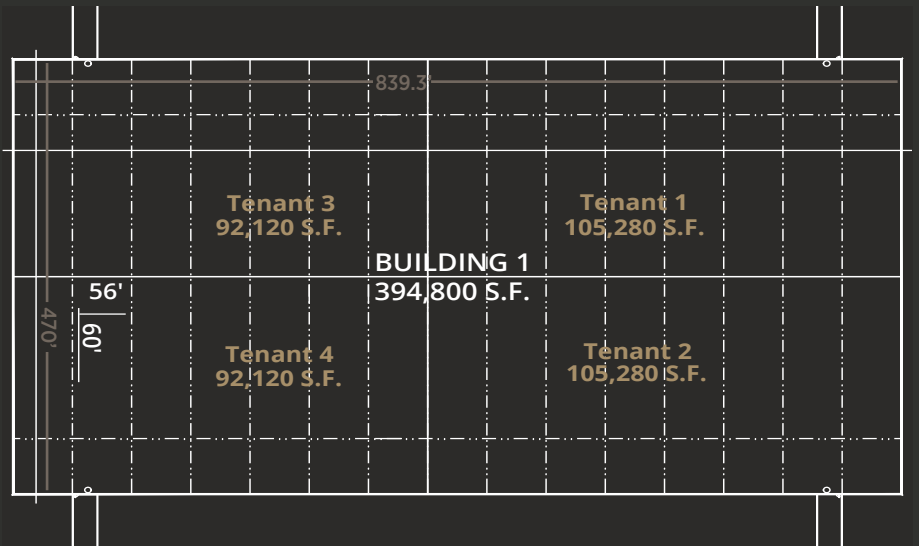
Available: 28.05 Acres
Zoned: M-1

Prime Ogden Location



Building Size: ±394,800 SF
Office: Build to Suit
Dock High Doors: 81
Grade Level Doors: 4
Clear Height: 36'
Fire Suppression: ESFR
Auto Parking: 440 Stalls
Column Spacing: 58.3' x 56'
Speed Bays: 60'
Bldg Config: Cross Dock
Power: 4,000 amps

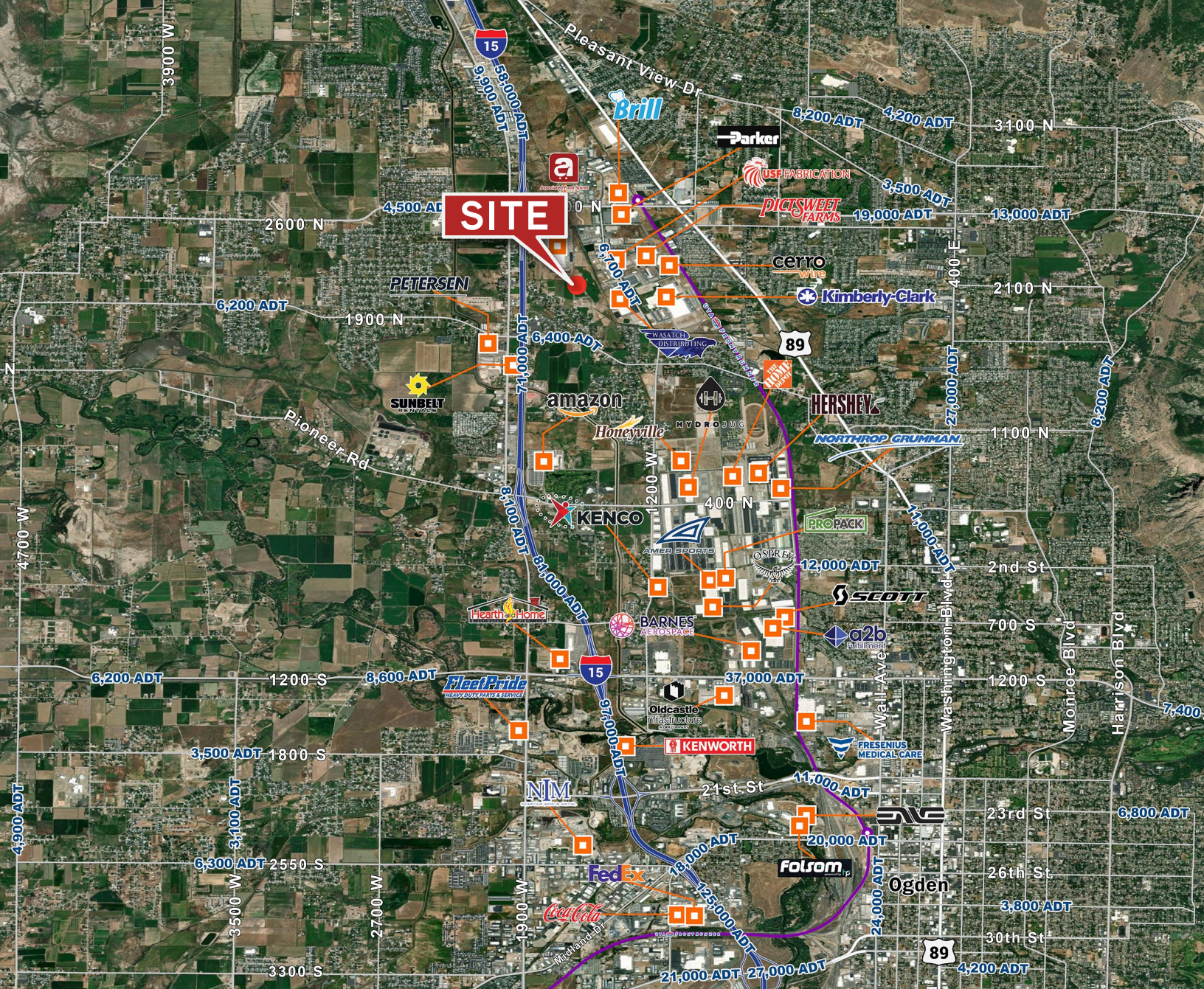
Building 1



Building 2

Building Size: ±34,709 SF
Office: Build to Suit
Grade Level Doors: 8
Clear Height: 28'
Fire Suppression: ESFR
Auto Parking: 90 Striped Stalls

For Sale or Lease



GREAT OGDEN LOCATION!

BEN LOMOND BUSINESS PARK

Nearly 430,000 SF in total
and built to suit your business’
exact needs, it won’t last!

Travel Times

Close proximity to hundreds of
businesses and prime visibility
from I-15 makes Ben Lomond
Industrial an enviable position
for your business.



Located just 3 minutes from
I-15 and 2 minutes from
Highway 89.



Less than 10 miles north of
downtown Ogden, and under
45 miles from downtown
SLC, this is a prime facility.



Great view from freeway, this is
an ideal location and provides
great visibility from I-15.

PROJECT DETAILS











OGDEN, UTAH

The Ogden, Utah industrial real estate market is experiencing a surge in demand for warehousing space, thanks to its strategic location and easy access to major transportation routes. The recent expansion of e-commerce and distribution industries in the region has contributed to this trend, making Ogden an ideal location for companies looking to establish their distribution centers.



LEGENDARY BEN LOMOND

- William Wadsworth Hodkinson built several theaters in Ogden, UT and later Paramount Pictures Corp. He designed the famous mountain logo for the company in 1914, based on Ben Lomond.
- “The everlasting majesty of Ben Lomond to the north with its reflected rays of morning sunrise always inspired me as a boy.”
—Nephi James Brown, early Utah settler

<p>Job Growth</p>  <p>Utah 2.3% National 2.0%</p>	<p>Population Growth</p>  <p>Utah 1.8% National 0.5%</p>	<p>Median Wage</p>  <p>Utah \$61,269 National \$59,228</p>	<p>Median Age</p>  <p>Utah 31.4 National 37.9</p>
<p>Educated Workforce with Bachelor's Degrees</p>  <p>Utah 35.4% National 33.7</p>	<p>Unemployment</p>  <p>Utah 2.8% National 3.6%</p>	<p>Labor Force Participation</p>  <p>Utah 68.5% National 62.6%</p>	<p>Job Growth Year Over Year</p>  <p>Utah 2.3% National 2.0%</p>



#1

Place to Move
2024

Consumer Affairs ranks Utah #1 place to move to 2024 “analysis shows Utah should get top consideration as a new home. Its affordability score is the highest of any state and can be attributed to its low property taxes — residents had a 0.57% average effective rate in 2021, according to the Tax Foundation — and relatively high median household income (\$79,449 median in 2021, according to census data).”



#1

Most Affordable
State to Live
2024

Studies found that Utah is the most affordable state with one of the lowest costs of living, boasting the lowest percentage of income spent (63.3%) and the highest disposable income per capita (\$32,732). Contributing to Utah’s affordability is its median income of \$89,168, coupled with the nation’s lowest health care spending at \$6,213.



#4

Best State to Live in the country
2024



#1

Utah ranked No. 1 for the
17th year in a row
Rich States Poor States — April 2024



#1

Utah ranks No. 1 Best State Overall
by U.S. News and World Report for
a Second Year — 2024

Utah Fun Facts

1

Utah is a hub to all major western cities and states, as well as a central point for distribution between the Canada and Mexico borders. Two major interstates (I-80 and I-15) and all three major rail lines leaving Seattle, San Francisco, and Los Angeles ports meet in Salt Lake City.

2

Utah ranks well across business costs compared to regional competitor states. Utah has a favorable tax climate-ranked 8th best in the nation-and has low utility and real estate costs. Utah also has a business friendly government and has eliminated or modified nearly 400 business regulations since 2011 to ease

3

the burdens placed on businesses. Utah’s Manufacturing and Distribution industry has experienced employment growth of over 15% over the past five years. Within the industry, Warehousing and Storage increased by 44%.

Source: EDC Utah

Distribution In Utah



1,400 Miles
of railroad track



695 Million
pounds of air cargo
& freight annually



43,155 Miles
of highways and roads

Now Leasing



FOR MORE INFORMATION, CONTACT:



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