



## **Bldg 9A**

884 W 2nd St, Ogden, UT 84404



**Xan Sharifan**

Abco Corporation

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(801) 589-1182



## Bldg 9A

\$5.40 /SF/YR

Great location within the BDO! Flexible terms and TI's with the private owner.

Space Type: Mix Distribution Warehouse / Office

Additional Space Types: Manufacturing

Entire west side has a driving ramp.

Clear Ceiling Height:

Minimum 14'

Maximum 24' at center

Four Hanging Warehouse Gas Heaters

6" Minimum Concrete Floors

Current Power: 400 amp three phase, 110v/208v system.

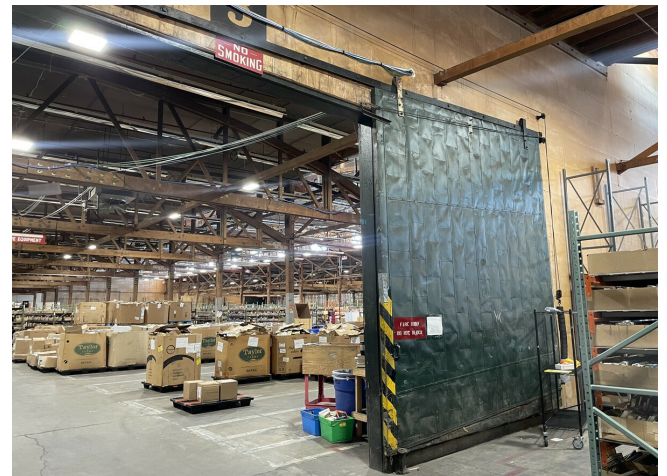
Excellent Visibility From Depot Drive & 2nd Street

Fire Protection - Ordinary Hazard

Upgraded LED high-bay lighting

Adjoining bays make it possible (pending availability) to easily expand with additional 44,590sf bays....

- Freeway access
- Location
- Natural Light, Great views!
- BDO Business Park



Rental Rate: \$5.40 /SF/YR

Min. Divisible: 44,590 SF

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 220,000 SF

Year Built: 1942

Rental Rate Mo: \$0.45 /SF/MO

## 1st Floor Ste Bay 2

Space Available	44,590 - 89,180 SF
Rental Rate	\$5.40 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

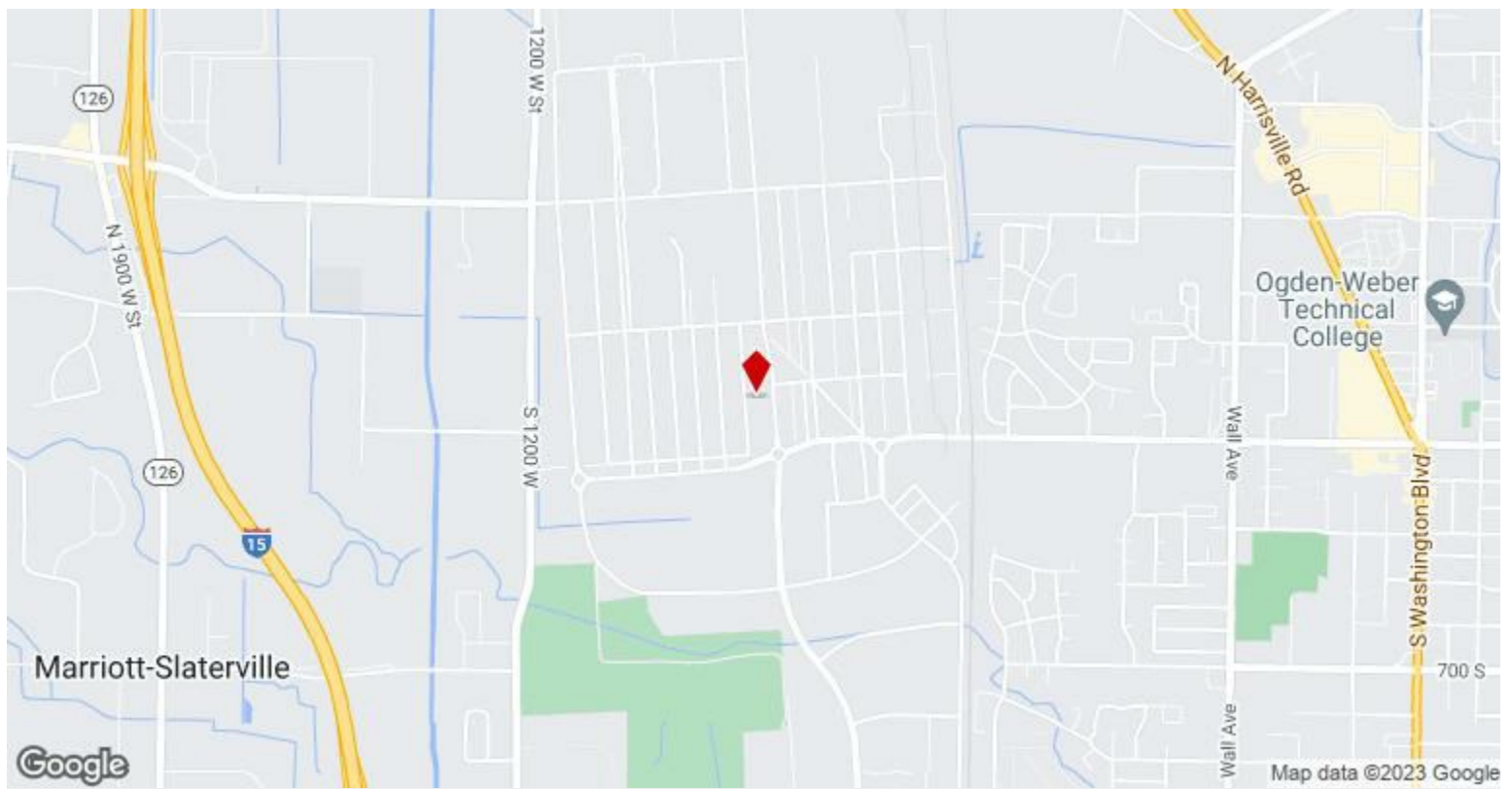
Two bays of 44,590sf are coming available for lease totaling 89,180 sf. \$0.50 PSF/MO for 1 bay, \$0.45 for combining the two bays. Great location within the BDO! Flexible terms and TI's. Text or Email for showings! BAY 2 Two offices, Breakroom and restrooms on the south end of the bay. Space Type: Mix Distribution Warehouse / Office Additional Space Types: Manufacturing??? East Side: 3 Dock high doors with levelers and 2 man doors. West Side: 2 10x10 roll up doors and 2 man doors. Entire west side has a driving ramp and that is where the drive-ins are located. Clear Ceiling Height: Minimum 14' Maximum 24' at center Four Hanging Warehouse Gas Heaters 6" Minimum Concrete Floors Current Power: 400 amp three phase, 110v/208v system? Excellent Visibility From Depot Drive & 2nd Street Fire Protection - Ordinary Hazard BAY 3 Bay 3 is separated by a fire door on the east and west side and is an additional 44,590SF. If both bays are rented together, rental rate will drop to \$0.45 Bay 3 is the same frame as bay 2, however there are no offices or restrooms. Restrooms WILL be build and paid for by owner if requested. East Side: 4 Dock High doors with levelers and 2 man doors. West Side: 2 10x10 roll up doors and 2 man doors. The west side has the ramp running along it and that is where forklifts or small cars can drive into the building from the ground level. Additional gravel parking can be found on the west side of the building.

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
EXCCI	44,590	
GL Enterprises	44,590	



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# Property Photos



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Building Photo



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