

FOR SALE



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

CHRIS FALK, CCIM, SIOR
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WEBER INDUSTRIAL WAREHOUSE



PROPERTY DETAILS

2520 RULON WHITE BOULEVARD, OGDEN, UT 84401

Mountain West Commercial Real Estate is pleased to present a 96,270-square foot building on approximately 5.38 acres of land available in Ogden, with immediate access to I-15 and Highway 89. This building includes 72,171 SF of warehouse and 24,091 SF of office.

A contiguous approx. 4.61 acres of land may be acquired with the property as well.



**FULL SERVICE
COMMERCIAL REAL ESTATE**
1755 East 1450 South
Clearfield, UT 84015
Office 801.578.5580
www.mwcre.com

WEBER INDUSTRIAL WAREHOUSE

LISTING PRICE

\$14,440,000

BUILDING SIZE

96,270 SF

LAND SIZE

Approx. 5.38 Acres

FOR SALE

\$14,440,000

INCLUSIVE OF

Approximately 5.38 acres

BUILDING SIZE

96,270 square feet

24,091 office square feet

72,179 warehouse square feet

POWER

2000 AMP / 480V / 3-phase

LOADING

Five (5) dock-high doors with levelers

Three (3) ground-level doors

CLEAR HEIGHT

24'-26'

SPRINKLERS

Wet

BUILT IN 1973

Numerous upgrades and reovations since

HVAC

Approximately 137 tons of forced air heating/
cooling

COMPRESSED AIR

Throughout (two units: 100HP rotary screw).
Owner likely removing compressors

CURRENTLY ZONED

M-1

OWNER

Moving to upgraded facility; 3-6 month
leaseback required

CONSTRUCTION TYPE

Concrete masonry (block)

FREEWAY ACCESS

0.6 miles to I-15



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RULON WHITE BLVD 6747 ADT

ECCLES ST

1250 W

~5.38 Acres

~4.61 Acres



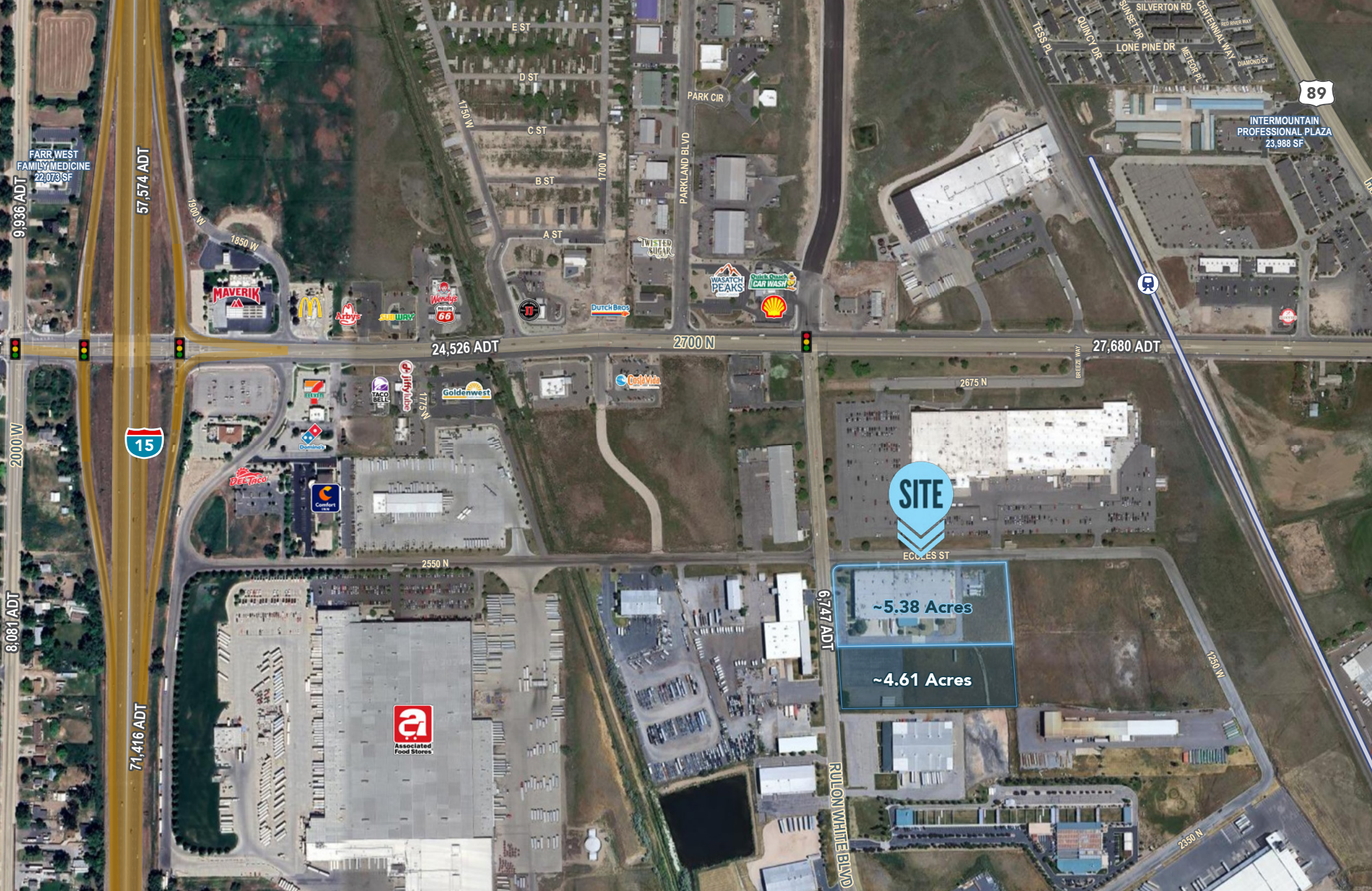
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not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



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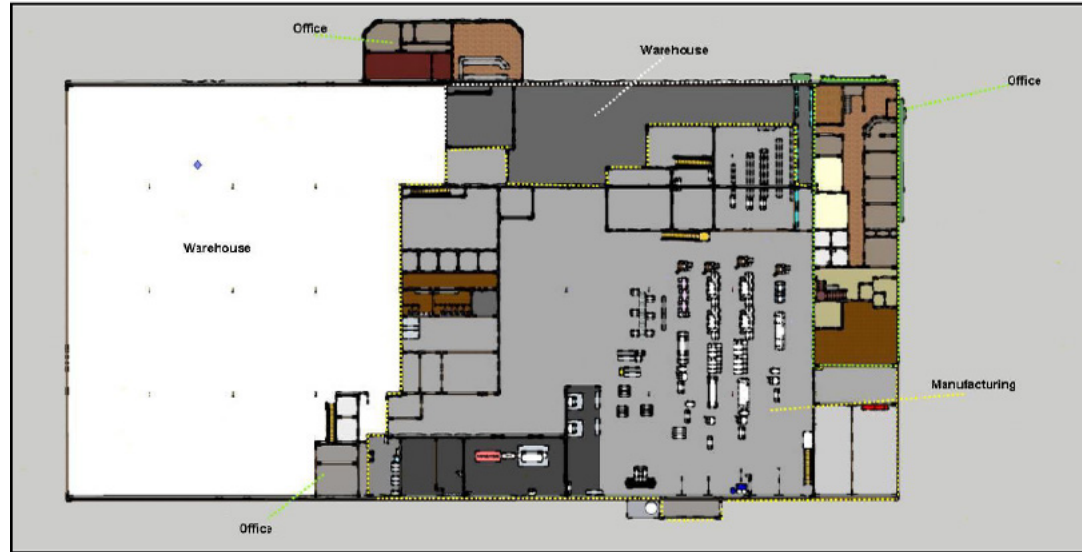
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WEBER INDUSTRIAL WAREHOUSE

SITE PLAN

FIRST FLOOR

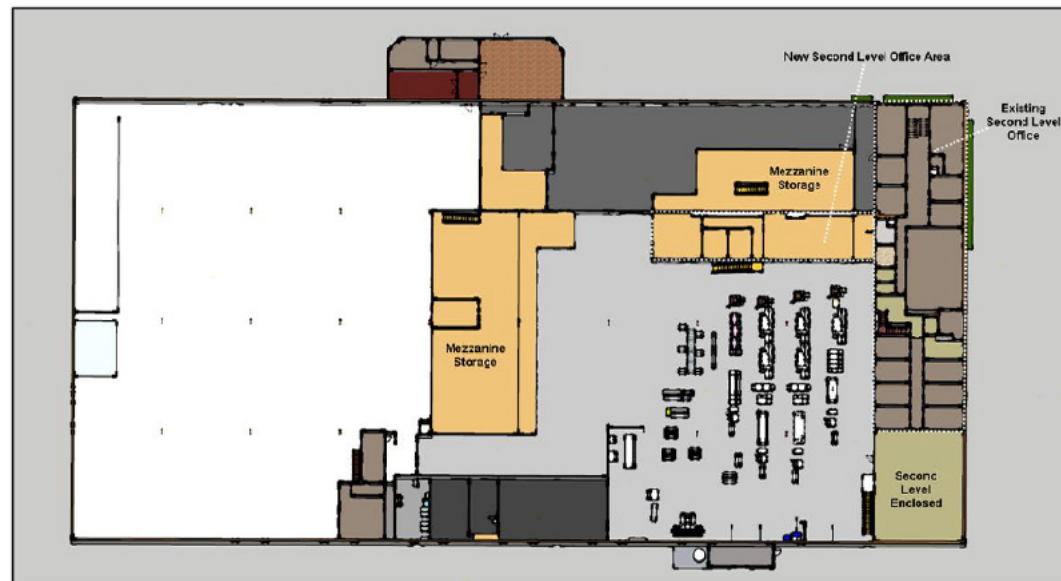


TOTAL SQUARE FEET:
96,270

OFFICE SQUARE FEET:
24,091

WAREHOUSE SQUARE FEET:
72,179

SECOND FLOOR



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WHY OGDEN

LEAST INCOME INEQUALITY

#1

Ogden-Clearfield, UT, 2024

Source: milkeninstitute.org

RESILIENT HOUSEHOLDS

#2

Ogden-Clearfield, UT, 2024

Source: milkeninstitute.org

TOP OGDEN RETAILERS

Smith's 100,000+ SF;
20,000-39,999 SF

Macey's 100,000+ SF

Costco 100,000+ SF

Dillard's 100,000+ SF

Lowe's 100,000+ SF

Home Depot 100,000+ SF

Walmart 100,000+ SF



TOP OGDEN EMPLOYERS

Office of Inspector General
for Tax (IRS)
5,000 - 6,999

McKay Dee Hospital Center
3,000 - 3,999

Autoliv
2,000 - 2,999

Weber State University
2,000 - 2,999

America First Credit Union
1,000 - 1,999

Fresenius USA
1,000 - 1,999

Nutraceutical
1,000 - 1,999

NEW PROJECTS/ ANNOUNCEMENTS

Northrop Grumman
Expansion; 1,206 jobs

Ya YA Foods
Expansion; 302 jobs;
\$92 million cap ex

**West Weber Inland
Port Project**
9,000 acres

**Union Station
Neighborhood**
30 acres
Neighborhood
redevelopment

WonderBlock
354 residential units;
100,000 SF of office
space; 50,000 SF or
retail space;
20,000-SF grocery
store, boutique hotel

**Make Ogden
Master Plan**
25-year vision for the
growth of Downtown
Ogden

Lotus Riverwalk
9.91 acres
284 residential units

**Railyard Lofts
Apartments**
11.48 acres
348 residential units

READERS' CHOICE BEST MAIN STREET

#3

Ogden, UT, 2024

Source: 10best.usatoday.com

MOST AFFORDABLE CITIES TO LIVE IN 2024

#18

Ogden-Clearfield, UT, 2023

Source: marketwatch.com



NONFARM JOB GROWTH YOY

3.0%

Ogden-Clearfield, UT MSA

1.9%

National

ANNUAL POPULATION GROWTH 2020-2024

1.1%

Ogden-Clearfield, UT MSA

0.3%

National



MEDIAN AGE

32.4

Ogden-Clearfield, UT MSA

38.9

National

HILL AIR FORCE BASE ECONOMIC IMPACT

\$11B



ZILLOW HOME VALUE INDEX

\$494,504

Ogden-Clearfield, UT MSA

\$354,179

National



MULTIFAMILY ASKING RENT PER UNIT

\$1,452

Ogden-Clearfield, UT MSA

\$1,689

National



MEDIAN HOUSEHOLD INCOME

\$97,795

Ogden-Clearfield, UT MSA

\$74,580

National



HOUSEHOLDS

32,747

Ogden, UT

239,587

Ogden-Clearfield, UT MSA