



PROPERTY SUMMARY

This 30,000 SF industrial/flex sublease in Ogden offers an opportunity for manufacturers, distributors, and R&D users ready to move quickly. The building has functional warehouse space — 30' clear height, six dock-high doors, a 12' x 14' drive-in, and heavy 480V power. MRD zoning supports a broad range of industrial and R&D uses, and direct I-15 access, proximity to Ogden-Hinckley Airport, and a major Union Pacific rail junction nearby make this one of the most logistically connected addresses on the Wasatch Front.

BUILDING SPECS

Lease Price:	\$0.93/SF - NNN
CAM:	\$0.18/sf
Office:	No Office Space
Warehouse:	30,000 SF
Total Square Feet:	30,000 SF
Zoning:	MRD - Manufacturing, Research & Development.
Clear Height	30'
Overhead Doors:	9' x 10' (6) Dock 12' x 14' Ground Level
Power:	480V 3 Phase - tbd amp

AERIAL VIEW



Strategically positioned in West Ogden's established industrial corridor, this 30,000 SF sublease offers immediate access to Interstate 15, connecting your operation to the entire Wasatch Front and beyond. Ogden-Hinckley Airport sits just minutes away, and the greater Ogden area serves as one of the most significant Union Pacific rail junctions in the West — providing unmatched freight flexibility by road, air, and rail. Surrounded by a thriving community of manufacturers and distributors, a skilled regional workforce, and a pro-business Utah environment.



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