

OFFICE BUILDING WITH WAREHOUSE

3625 HARRISON BOULEVARD, OGDEN, UTAH 84403

FOR SALE OR LEASE | WAREHOUSE: \$2 SQFT | OFFICE: \$3 SQFT



KW WESTFIELD
KELLERWILLIAMS. REAL ESTATE

PROPERTY INFORMATION

- 48,571 SF Office Building with Warehouse
- 22,896 SF Office/Retail Space
- 25,675 SF Warehouse Space
- Site Size: 2.48 Acres
- Clearance Height: 12' - 22'
- (4) 10' x 14' GL Doors
- (1) 10' x 12' Dock High
- 3 Phase | 2,000 Amps (Possibility for More)
- Zoning: CP2 (Planned Commercial)
- Ample Parking: (88) Parking Stalls
- Major Remodel in 1993
- Great Owner User Property
- Potential Redevelopment Opportunity
- Great Central Ogden Location with Many Nearby Amenities
- Adjacent from Weber State University
- Easy Access to McKay Dee Hospital & I-15

INCLUDES UTILITES, INTERNET, CAM FEES

GROSS LEASE: \$2-\$3/SQFT

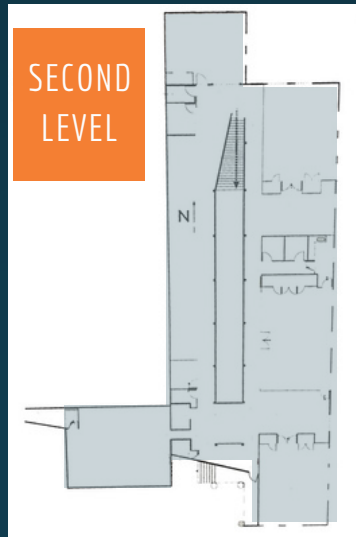
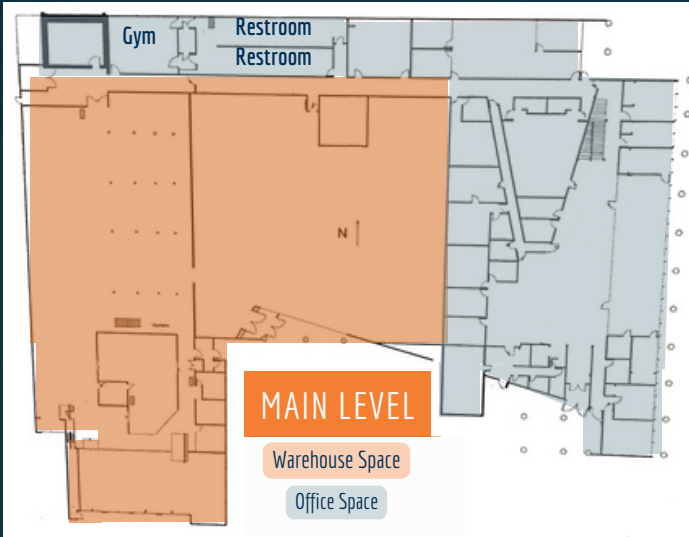
CONTACT
801.623.9552

BRETT WILDE

wildebrett@gmail.com

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