

FOR LEASE - AVAILABLE IMMEDIATELY

# Freeport Center

17 7TH STREET, CLEARFIELD, UT 84015

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Accelerating success.

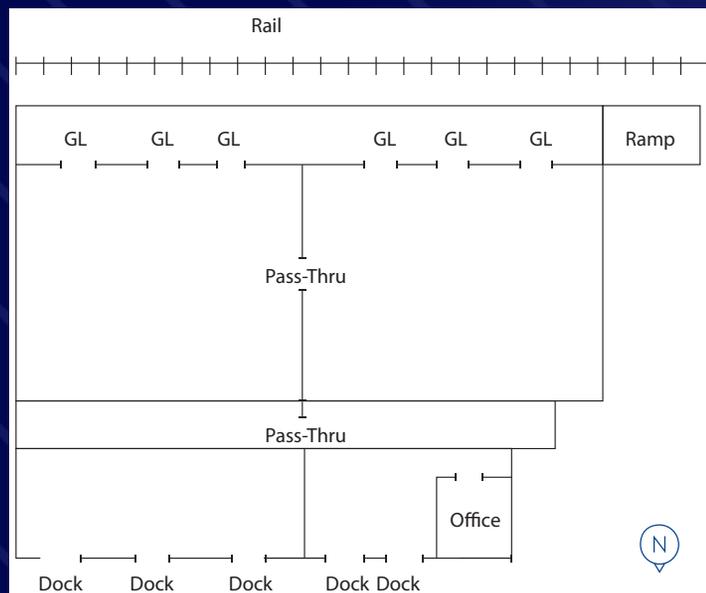
# Freeport Center Industrial

17 7TH STREET, CLEARFIELD, UT

For Lease | 58,549 SF | \$0.40/SF

57,809 SF Warehouse

740 SF Office



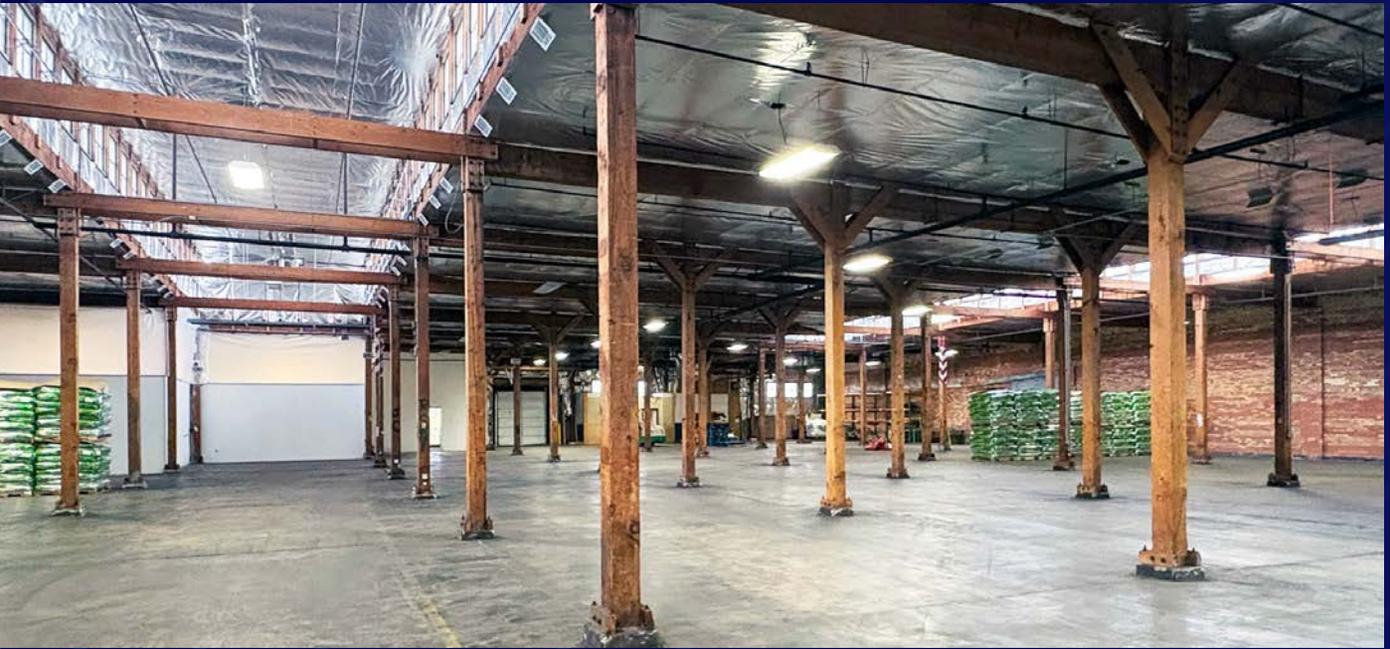
## Property Details

Clear Height	16 ft
Loading	1 - 12 x 12, pit levelers 4 - 10 x 10, all pit levelers Loading dock seals on all 6 - 12 x 12, Ramp to grade
Power	277 / 480 V / 3-phase / 4-wire
Heat	GFA
Lighting	T8
Clerestory Windows	Tremendous natural light
Sprinklers	Wet
Pass Through Access	2 - 10 wide x 9 high
Column Spacing	20 x 20 on center
Restrooms	1

## Location Details

- Convenient access to I-15
- Direct rail access
- Approximately 30 minutes from Salt Lake City International Airport

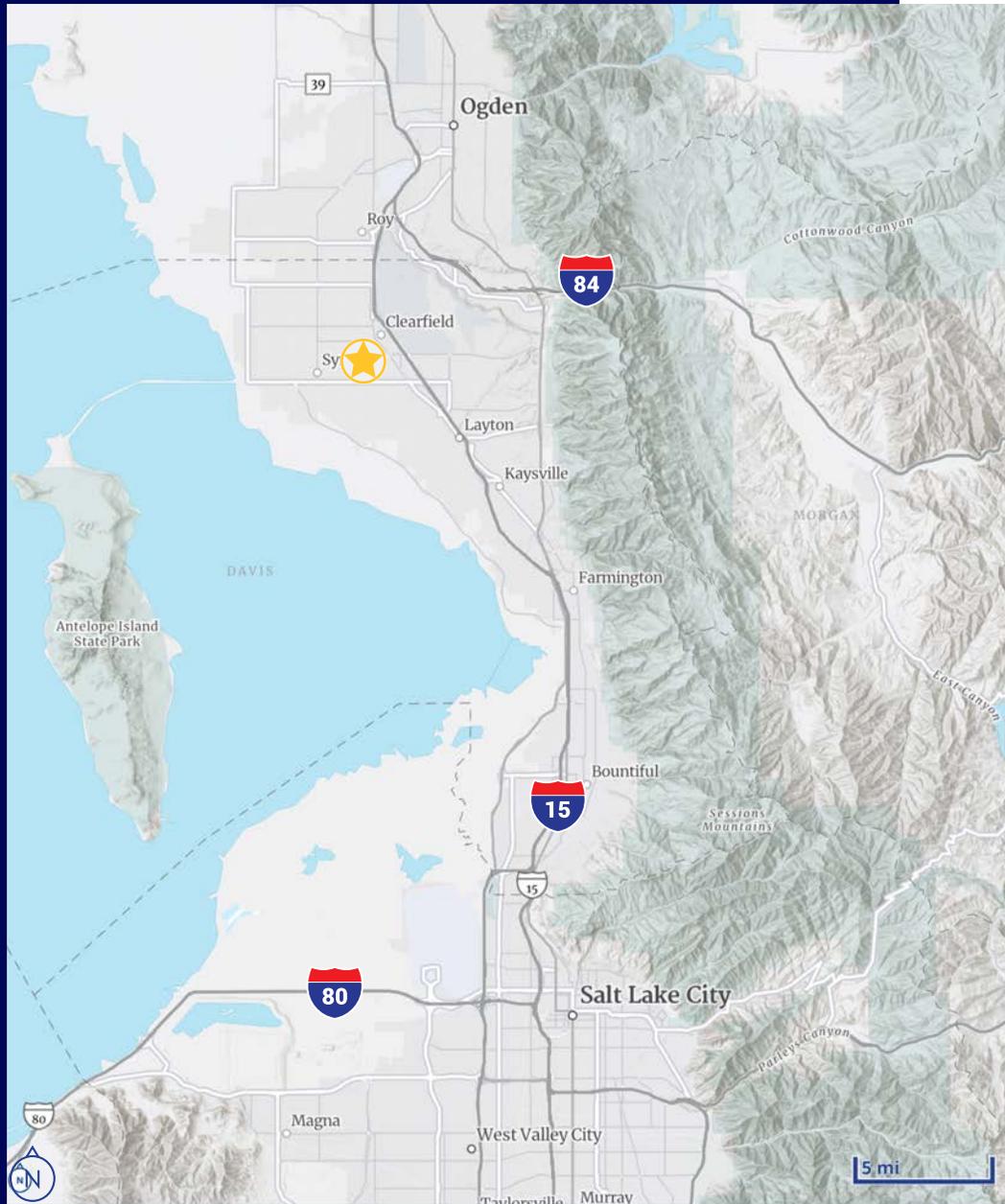
# Building Photos



# Building Photos



# Drive Time Map



Driving Distances    Driving Times

I-15                      2.5 miles              7 minutes

Clearfield  
Fronrunner Station    2.5 miles              7 minutes

Hill Air Force Base    4.3 miles              12 minutes

I-84                      6.6 miles              15 minutes

Ogden                    13 miles                21 minutes

I-80 W                    27.4 miles            28 minutes

Downtown SLC        28.8 miles            32 minutes

SLC International     30 miles                30 minutes

I-80 E                    41.5 miles            45 minutes

# Area Overview



Weber and Davis Counties make up the northern region of Utah's Wasatch Front with a mix of business, manufacturing and residential communities. The area provides residents with a good work/life balance, job growth more than double the national average and minimal commute times. It has abundant year-round recreation options within minutes, including several nearby lakes and reservoirs and three nationally recognized ski resorts.

Northern Utah's economy is diverse with strong aerospace and manufacturing sectors, including Hill Air Force Base, Utah's largest employer. It has an unemployment rate of 3.1%, residents are well-educated, 31.2% have a bachelor's degree or higher, and it is home to Weber State University, Davis Technical College, Utah State University Extension, and Davis Catalyst Center, a CAPS Network education center



Population	
1 Mile	12,905
3 Miles	103,511
5 Miles	198,006



2029 Projected Population	
1 Mile	13,239
3 Miles	109,244
5 Miles	209,171



Median Age	
1 Mile	28.1
3 Miles	30.1
5 Miles	31.0



Median Household Income	
1 Mile	\$101,621
3 Miles	\$99,036
5 Miles	\$105,305



Average Household Income	
1 Mile	\$119,666
3 Miles	\$117,379
5 Miles	\$124,747



Bachelor's +	
1 Mile	35.5%
3 Miles	31.5%
5 Miles	33.4%

# Superior Access

