

FOR LEASE
1330 WEST 3300 SOUTH
OGDEN, UT 84401
AVAILABLE 2025 Q3



CONTACT

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1330 WEST 3300 SOUTH
OGDEN, UT

AVAILABLE101,802 SF

CLEAR HEIGHT20'

COLUMN SPACING50'x40'

DOCK DOORS10

DRIVE-IN RAMP1

POWER3,000 AMP/ 480 Volt
3-Phase

ZONINGM-2
MANUFACTURING AND INDUSTRIAL

FIRE SPRINKLED

**LOCATION - QUICK,
EASY FREEWAY ACCESS**

**UP TO 5.5 ACRES OF OUTDOOR
STORAGE ALSO AVAILABLE.
FENCED, ROADBASED,
PRIVATE ROAD.**



WAREHOUSE SHIPPING OFFICE



WAREHOUSE: 400'X200'



MAINTENANCE SHOP 80'X65'



STORAGE/SHOP 50' X 65'



**STORAGE/SHOP
WITH 1 TON CRANE 65' X 65'**

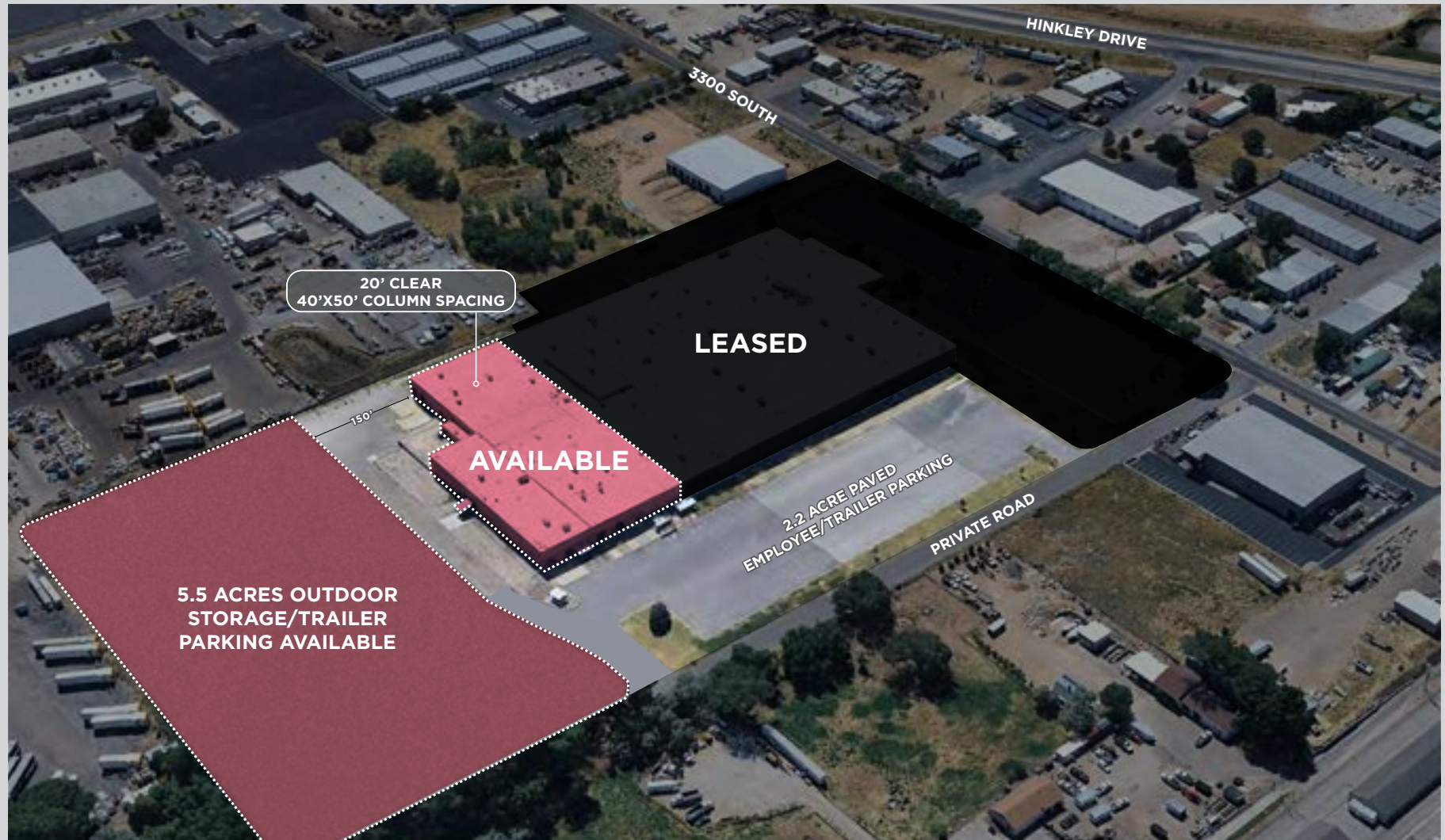


BREAK ROOM

SITE PLAN



AERIAL OVERVIEW



1 MILE
TO I-15

2.5 MILES
TO I-84

1 MILE
TO OGDEN-HINCKLEY
AIRPORT

38 MILES
TO SALT LAKE CITY
INTERNATIONAL
AIRPORT

7 MILES
TO HILL
AIR FORCE BASE

SURROUNDING USERS



OFFICE NORTH

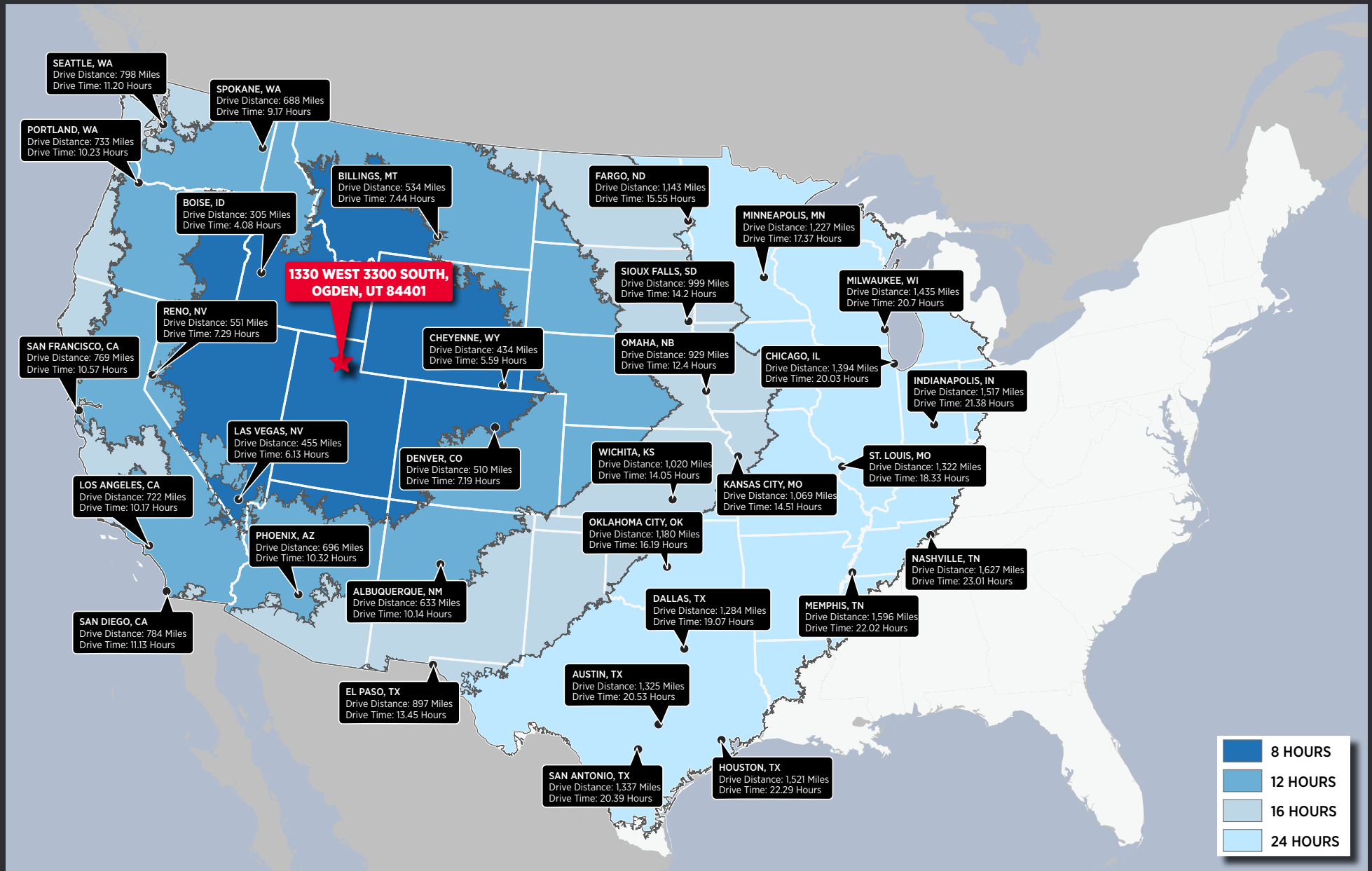


OFFICE WEST

PROXIMITY MAP



TRAVEL DISTANCES



WHY OGDEN?

Nestled at the base of the Wasatch Mountains, Ogden, Utah, is quickly becoming one of the best places to live, work, and do business.

For residents, Ogden offers the perfect blend of outdoor adventure, affordable living, and a strong sense of community. Surrounded by trails, parks, and recreational opportunities, it’s an outdoor lover’s dream. The city also boasts excellent schools, diverse housing options, and a vibrant arts scene, all within a short drive from Salt Lake City.

For businesses, Ogden offers a strategic location along major highways and railroads, making it an ideal hub for logistics, manufacturing, and tech companies. With its growing workforce and low tax rates, Ogden provides a business-friendly environment. The downtown area is thriving, thanks to revitalization efforts, and the city has invested in infrastructure, ensuring businesses have the resources they need to succeed.

What truly sets Ogden apart is its strong community spirit. Residents, businesses, and local government work together to create a place that supports growth, innovation, and a high quality of life. With its affordable cost of living, thriving economy, and welcoming atmosphere, Ogden is an exceptional place to live, work, and grow a business.

OGDEN ACCOLADES

#2 BEST
PERFORMING CITY
MILKEN INSTITUTE — 2025

#2 RESILIENT
HOUSEHOLDS
MILKEN INSTITUTE — 2024

#3 BEST MAIN
STREET
Ogden's 25th Street
USA TODAY — 2024

UTAH ACCOLADES

#1 BEST STATE TO
MOVE TO
CONSUMER AFFAIRS — 2024

#1 BEST ECONOMIC
OUTLOOK
RICH STATES POOR STATES — 2024

#2 BEST STATE
ECONOMY
WALLETHUB — 2024

#1 BEST STATE 2ND
YEAR IN A ROW
*U.S. NEWS & WORLD REPORT —
2024*

#6 MOST
AFFORDABLE
STATES
USA TODAY — 2024

#1 BEST STATE
TO START A
BUSINESS
WALLETHUB — 2024

OGDEN STATS

87,267	\$87,016	33.3	60.9%	\$361K
POPULATION	AVG. HH INCOME	MEDIAN AGE	HOME OWNERSHIP	MEDIAN HOME VALUE

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