

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



**CONTACT**

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1330 WEST 3300 SOUTH  
OGDEN, UT

AVAILABLE .....101,802 SF

CLEAR HEIGHT .....20'

COLUMN SPACING .....50'x40'

DOCK DOORS .....10

DRIVE-IN RAMP .....1

POWER .....3,000 AMP/ 480 Volt  
3-Phase

ZONING .....M-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

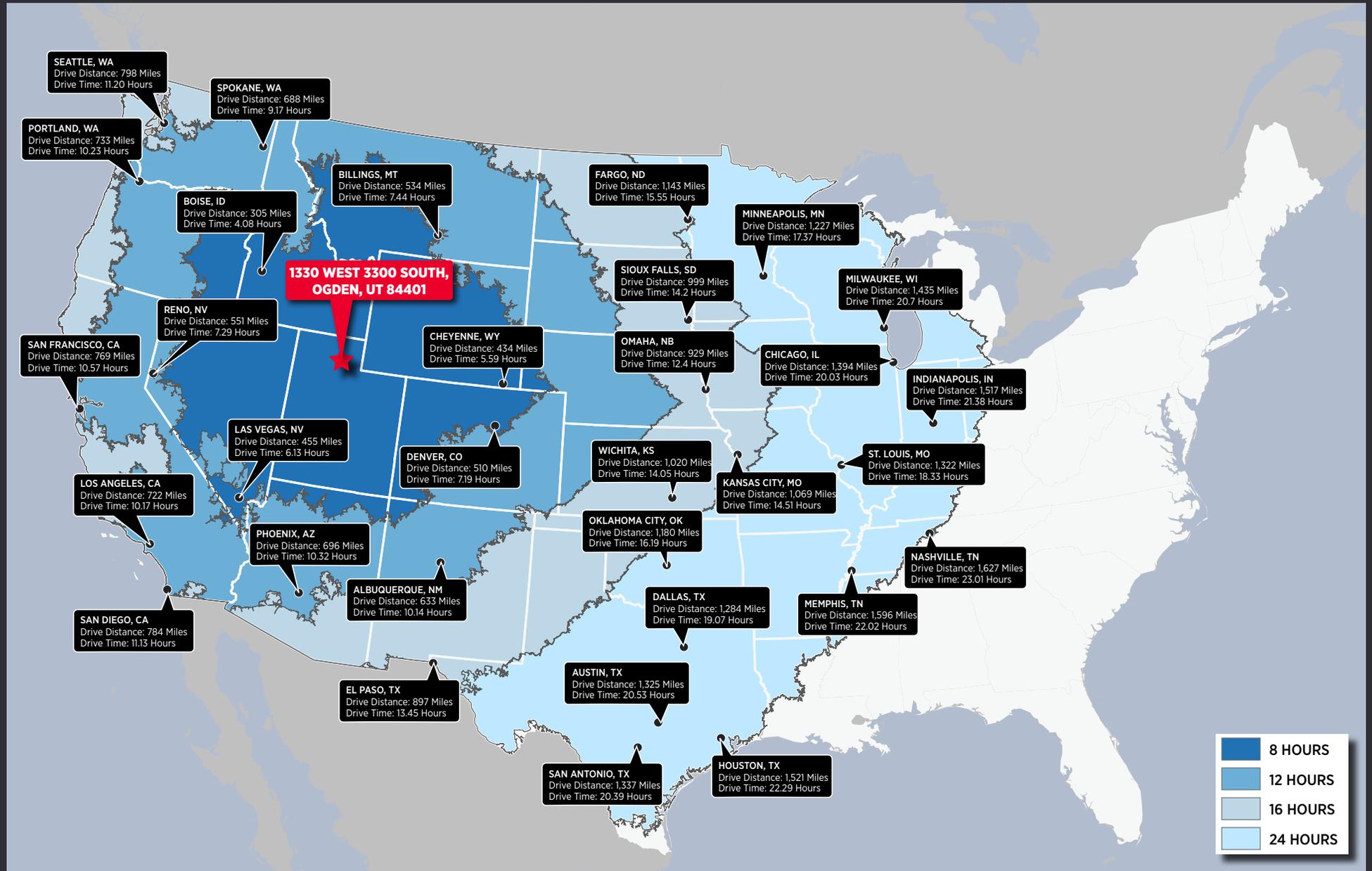


OFFICE WEST

# 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**

POPULATION

**\$87,016**

AVG. HH INCOME

**33.3**

MEDIAN AGE

**60.9%**

HOME OWNERSHIP

**\$361K**

MEDIAN HOME VALUE

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