



2-PROPERTY INDUSTRIAL PORTFOLIO 100% LEASED

Portfolio Summary

- Two Properties: 1215 W 3050 S and 1235 W 3050 S, Ogden, UT
- Parcel Numbers: 15-139-0002 and 15-139-0003
- Zoning: M-2
- Situated in Ogden's well-established industrial market, offering direct connectivity to major regional and national transportation networks
- Easy access to Interstates I-15 and I-84
- Contact Agent for Pricing



Josh Wangsgard, MBA
Principal Broker

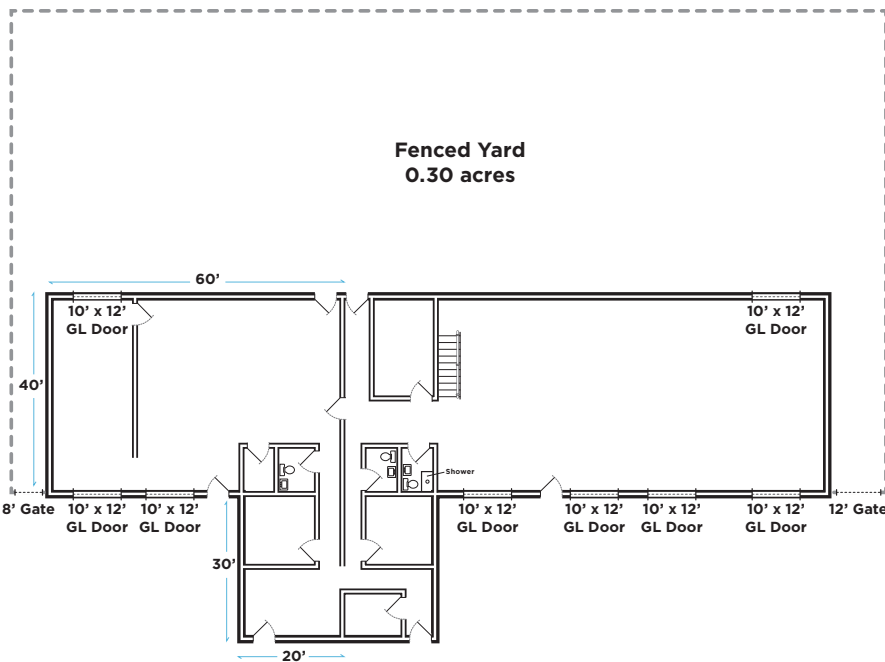
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[cushmanwakefield.com](https://www.cushmanwakefield.com)

1235 W 3050 S OGDEN, UT

SIZE	7,600 SF
OFFICE	1,800 SF
WAREHOUSE	5,800 SF
ACRES	0.65
POWER	3-phase, 480 V, 400 Amps
LOADING	8 Grade Level Doors 10'x12'
CLEAR HEIGHT	13'
FENCED YARD	0.30 Acres
PARCEL NUMBER	15-039-0003
BUILT/REMODELED	1982 / 2019



1215 W 3050 S OGDEN, UT

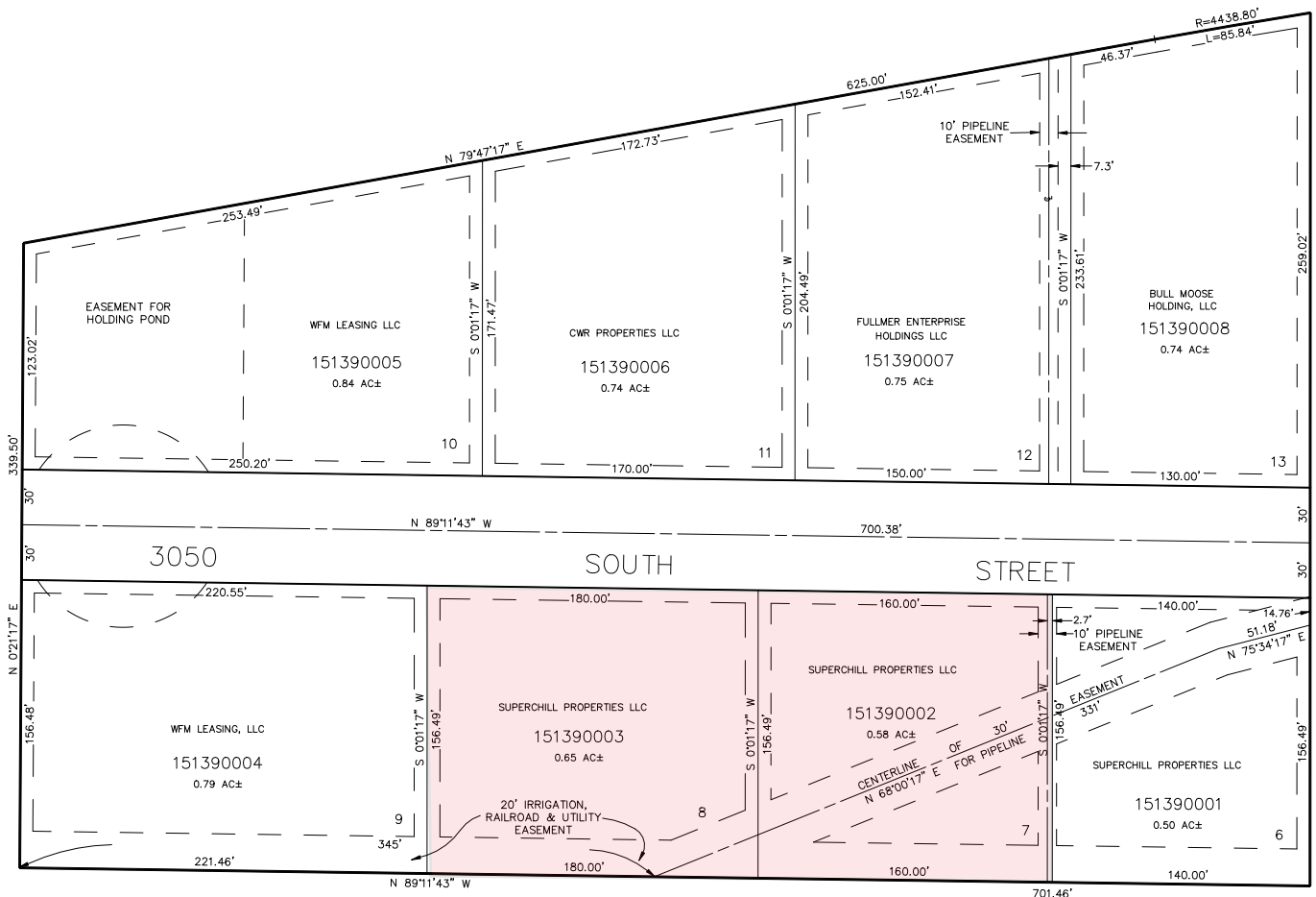


ACRES 0.58

FULLY FENCED

COMPACTED ROAD BASE

PARCEL NUMBER 15-039-0002



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Industrial Investment For Sale
1215 - 1235 West 3050 South, Ogden UT 84401



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