



3-PROPERTY INDUSTRIAL PORTFOLIO 100% LEASED

Portfolio Summary

- Three Properties: 1191 W 3050 S, 1215 W 3050 S, and 1235 W 3050 S, Ogden, UT
- Parcel Numbers: 15-139-0001, 15-139-0002, 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
- Monthly Net Operating Income for Portfolio: \$14,747
- Contact Agent for Pricing



Josh Wangsgard, MBA
Principal Broker

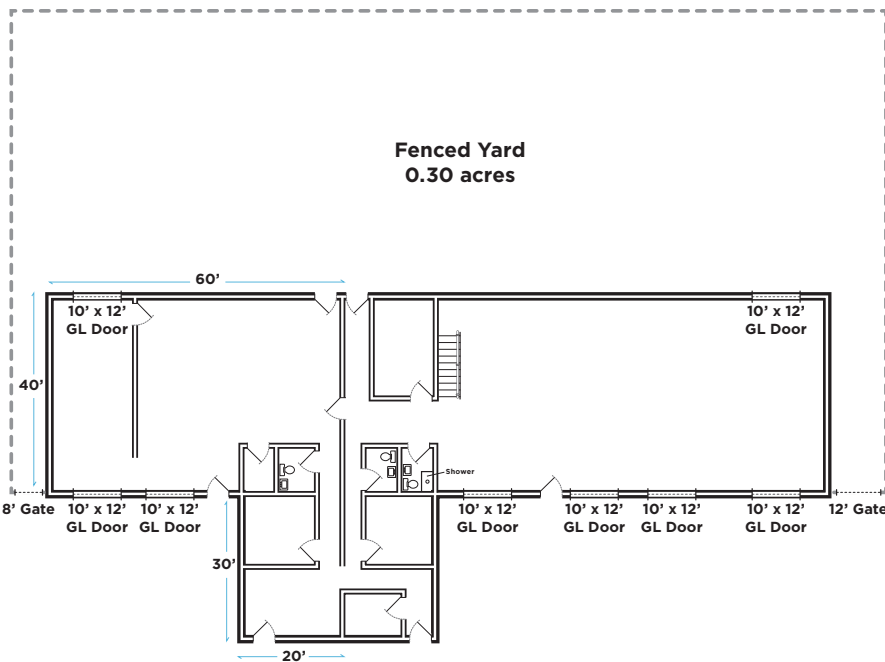
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1235 W 3050 S OGDEN, UT

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



1191 W 3050 S OGDEN, UT

SIZE	4,500 SF
OFFICE	1,575 SF
WAREHOUSE	2,925 SF
ACRES	0.50
POWER	3-phase
LOADING	3 Grade Level Doors: Two 10'x12' One 12' x 12'
CLEAR HEIGHT	13'
PARCEL NUMBER	15-039-0001
BUILT/REMODELED	1994 / 2025



1215 W 3050 S OGDEN, UT

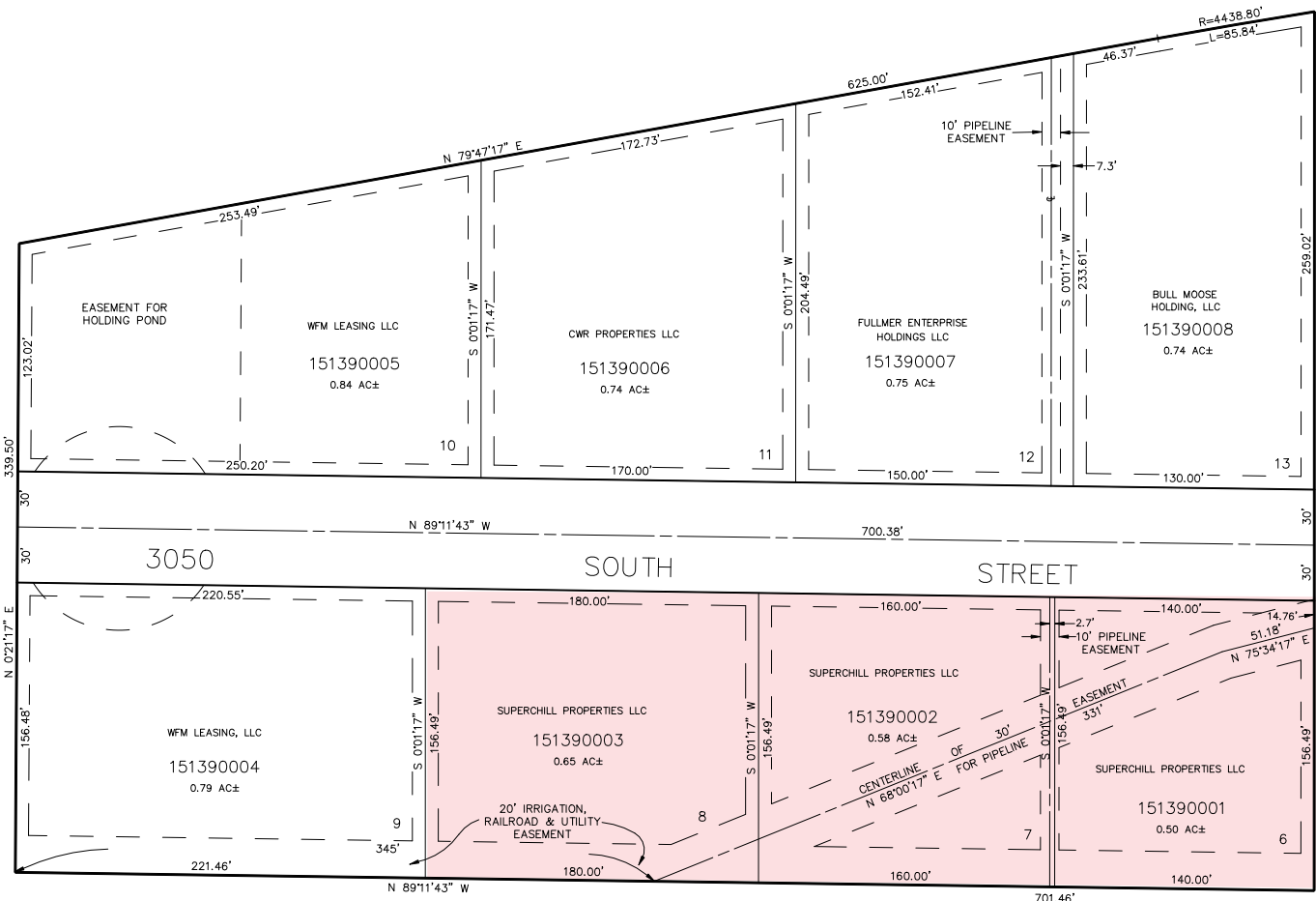


ACRES 0.58

FULLY FENCED

COMPACTED ROAD BASE

PARCEL NUMBER 15-039-0002



Industrial Investment For Sale

1191 - 1235 West 3050 South, Ogden UT 84401



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