

# Business Depot Ogden

205 N. 1140 W., Bldg. 4 | Ogden, UT 84404

Lease Rate

**\$0.73/SF**

Base Rent

**Move In Ready!**



**Industrial For Sublease | Available through July 31, 2031 | 51,787 SF**

**Rusty Bollow, SIOR, CCIM, MRED**  
Executive Vice President  
+1 801 633 4800  
rusty.bollow@colliers.com

**Bobby Stevens, SIOR**  
Senior Vice President  
+1 801 696 9617  
bobby.stevens@colliers.com



# Building Highlights



Building Size  
**51,787 SF**



Office Size  
**3,080 SF**

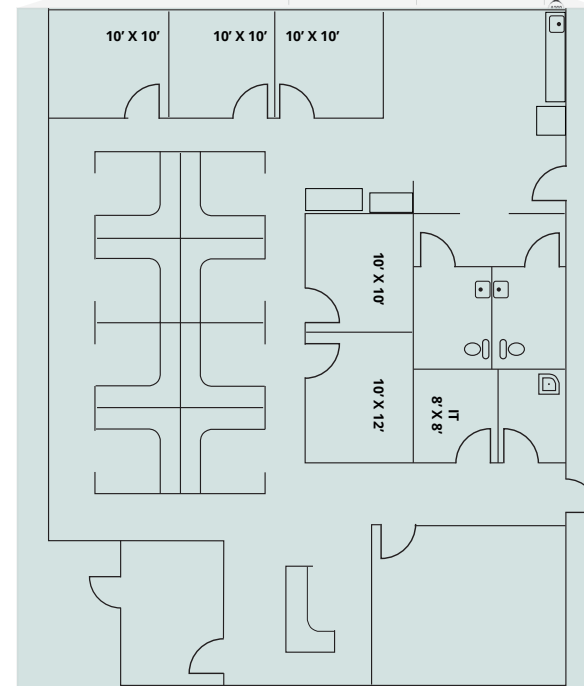
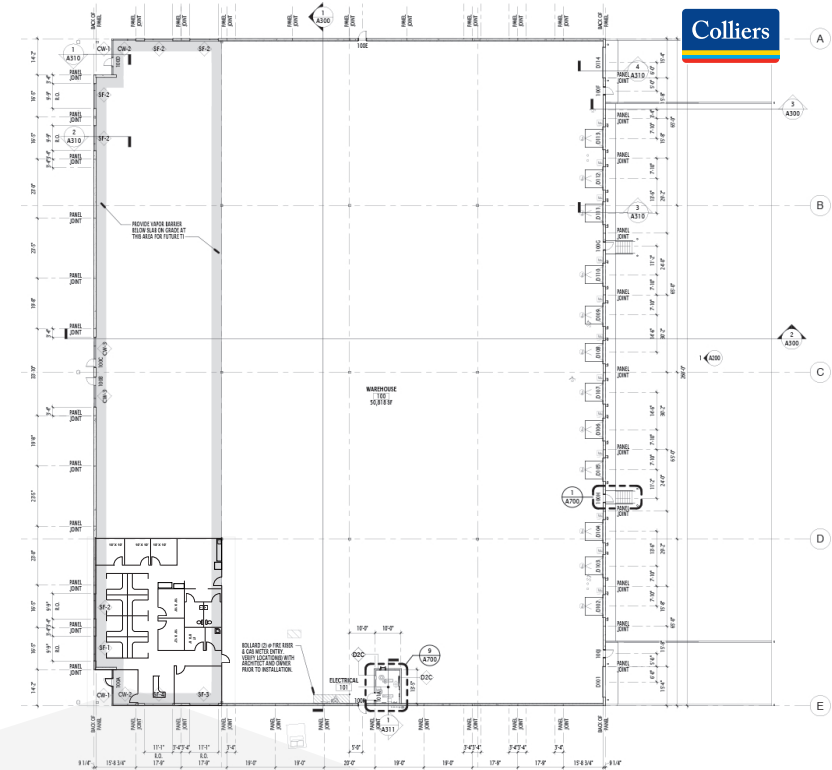


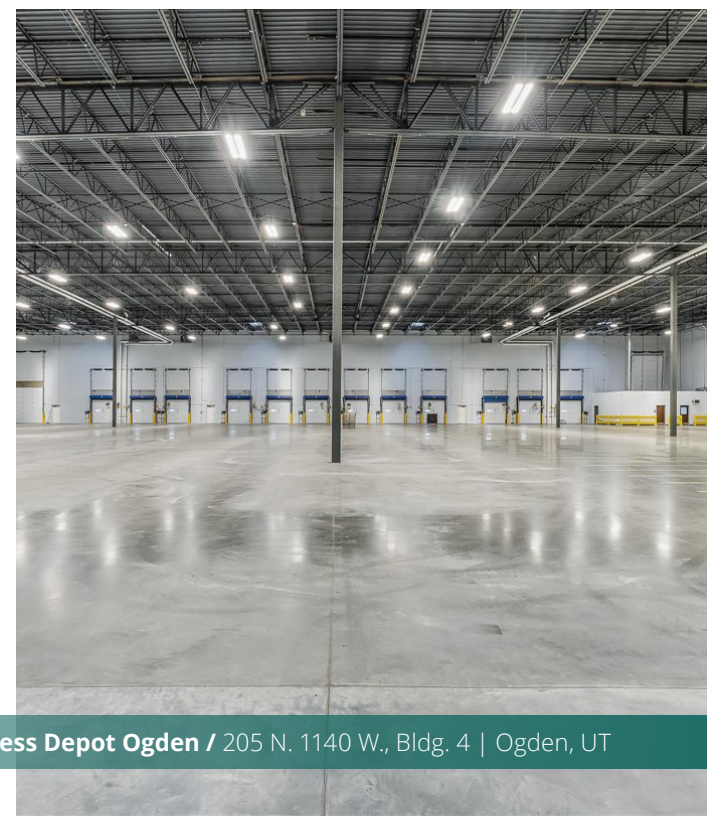
Warehouse Size  
**48,707 SF**



Dock High Doors  
**12**  
Ground Level Doors  
**1**

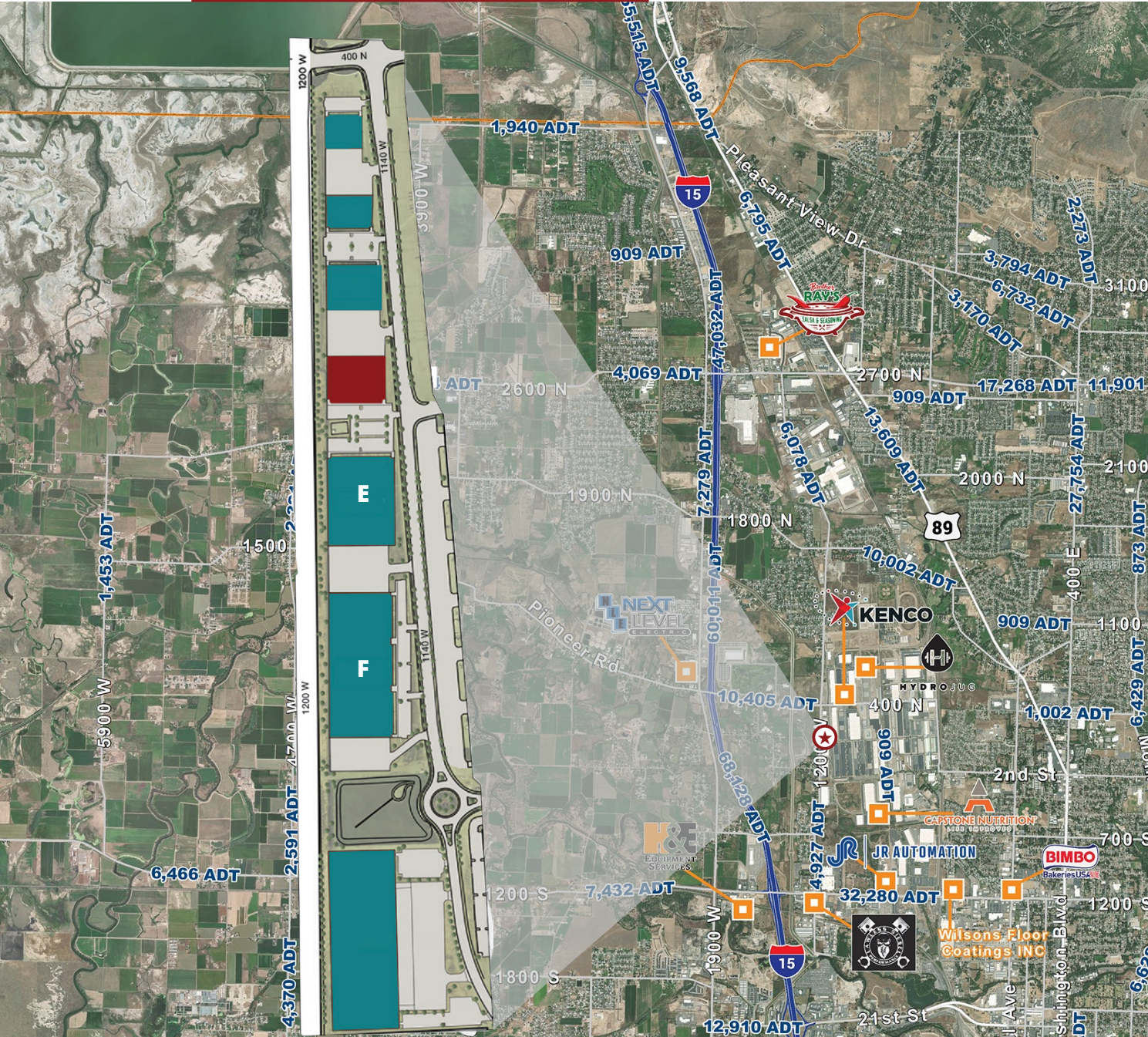
<b>Total SF</b>	51,787
<b>Office SF</b>	3,080 SF + Shipping & Receiving Office
<b>Warehouse SF</b>	48,707
<b>Dock High Doors</b>	12
<b>Ground Level Doors</b>	1
<b>Clear Height</b>	28'
<b>Construction</b>	Concrete tilt up
<b>Sprinklers</b>	ESFR
<b>Power</b>	TBD
<b>Lot Size</b>	3.60 AC
<b>Depth</b>	200'
<b>Column Space</b>	65'(w) x 50'(d)
<b>Floor Depth</b>	6" reinforced







# Property & Area Overview



- Quick, easy access to I-15 and I-84
- Less than 15 minutes to Ogden Hinkley Airport
- Less than 15 minutes to Union Pacific - Ogden Yard that provides direct access to all western sea ports
- Within a 12-hour drive of over 61 million people



# Business Depot Ogden

205 N. 1140 W., Bldg. 4  
Ogden, UT 84404

**Rusty Bollow, SIOR, CCIM, MRED**  
Executive Vice President  
+1 801 633 4800  
rusty.bollow@colliers.com

**Bobby Stevens, SIOR**  
Senior Vice President  
+1 801 696 9617  
bobby.stevens@colliers.com



**Colliers**  
6440 S. Millrock Dr., Suite 500  
Salt Lake City, UT 84121  
Main: +1 801 947 8300  
colliers.com

