

TURNKEY SERVICE & PRODUCTION FACILITY

±31,801 SF OWNER-USER FACILITY ON 3.88 ACRES



FOR LEASE

PROPERTY DETAILS

1795 North Main Street, Logan, UT 84341

- ±31,801 SF across three buildings on a 3.88-acre (169,013 SF) hard corner at Main Street & 1800 North
- Self-contained two-story office (+7,279 SF) with its own entrance — no interior connection to the shop or production areas, ideal for corporate/administrative use alongside operations
- Retail & service center (+6,400 SF) — three service bays, a dedicated oil & lube bay, and retail/waiting area
- Drive-through service configuration — 10' overhead doors facing east and 12' overhead doors facing west, plus a lube pit with dual east/west access
- Rear production/manufacturing space (currently tire retreading) with two dock-high loading doors, one grade-level door, and a lower-level shop for servicing oversized rigs that don't fit inside
- 8,200 SF of detached metal storage buildings for tire/inventory storage
- ~16' warehouse clearance, ~20' exterior wall height, masonry & pre-engineered metal construction
- Zoned COM (Cache County); Flood Zone X (minimal hazard); all utilities available
- Dual frontage on Main Street (4-lane) and 1800 North — strong visibility, with long-term redevelopment optionality on the 3.88 acres

2026 DEMOS



EST. POPULATION

1 MILE » **12,635**
3 MILE » **60,565**
5 MILE » **94,112**



EST. HOUSEHOLDS

1 MILE » **4,968**
3 MILE » **20,757**
5 MILE » **31,475**



EST. AVERAGE HH INCOME

1 MILE » **\$74,052**
3 MILE » **\$94,146**
5 MILE » **\$107,383**



MIKE MEDINA
m.medina@newmarkmw.com
direct 801.416.1049
[View Profile](#)

ALBERTO VAZQUEZ
avazquez@newmarkmw.com
direct 801.852.8574
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.newmarkmw.com



1. Two-Story Office — ±7,279 SF

Self-contained with its own entrance. No interior connection to the shop or production areas — operates fully independently alongside the facility.

2. Retail Tire & Service Center — ±6,400 SF

Three service bays, a dedicated oil & lube bay, and retail/waiting area.

- East-facing overhead doors: 10'
- West-facing overhead doors: 12'
- Drive-through lube pit with dual east/west access

3. Production / Manufacturing — currently tire retreading

Rear production space with heavy loading and oversized-vehicle capability.

- 2 dock-high loading doors
- 1 grade-level loading door
- Lower-level shop for servicing large rigs that don't fit inside the main building

4. Detached Storage Buildings — ±8,200 SF

Two metal buildings for tire/inventory storage.

Facility interior: ~16' warehouse clearance



MIKE MEDINA
m.medina@newmarkmw.com
direct 801.416.1049
[View Profile](#)

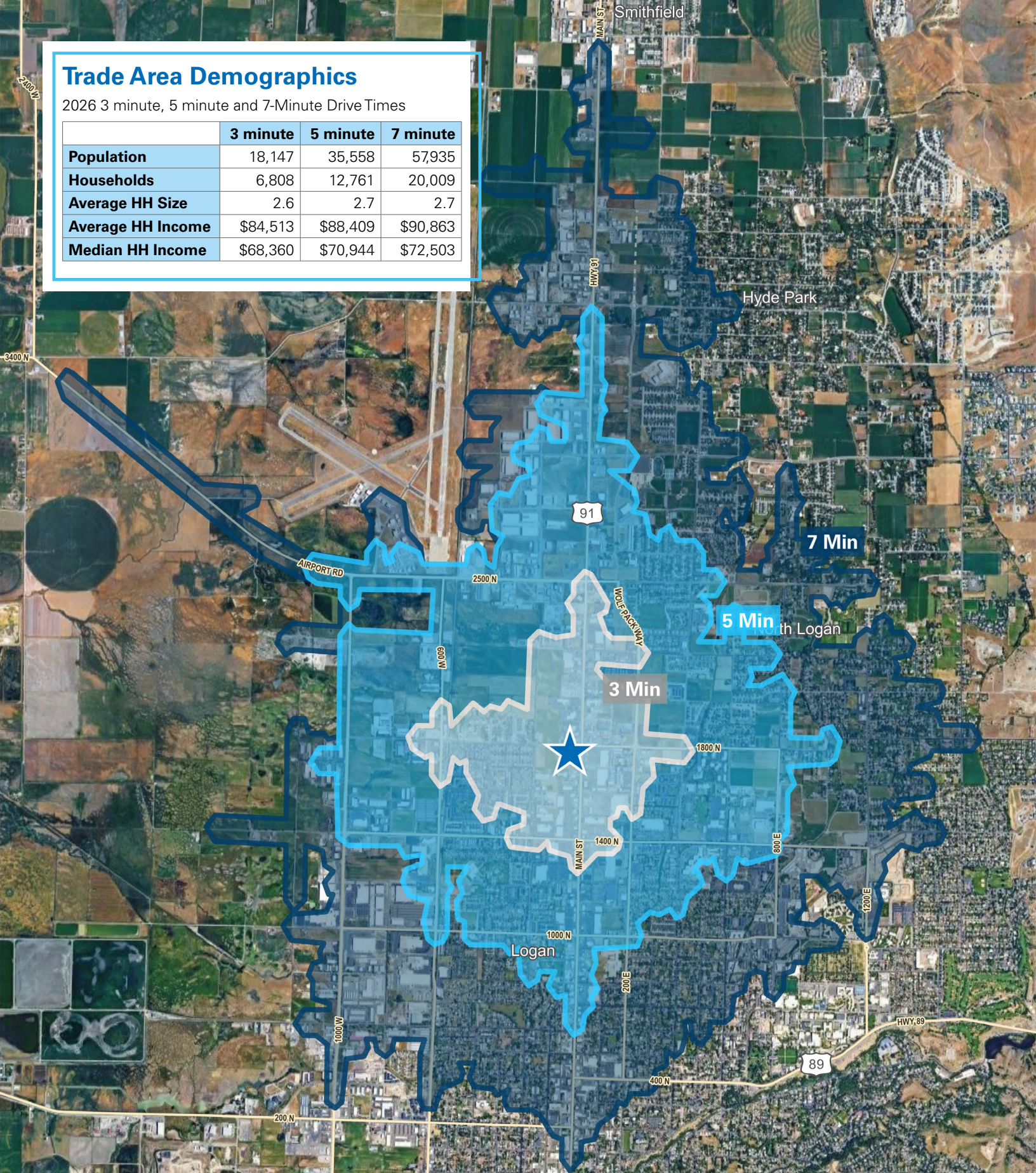
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Trade Area Demographics

2026 3 minute, 5 minute and 7-Minute Drive Times

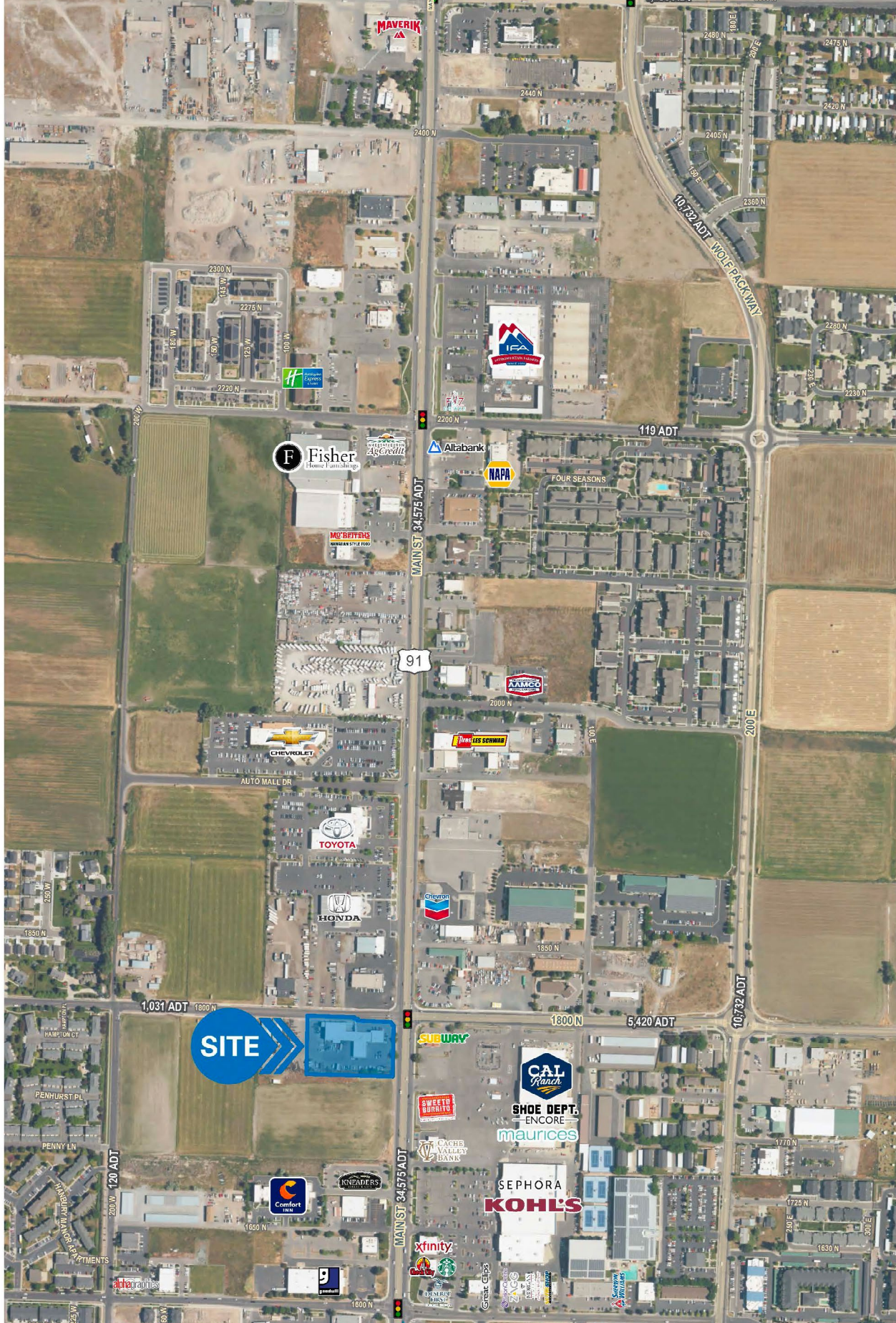
	3 minute	5 minute	7 minute
Population	18,147	35,558	57,935
Households	6,808	12,761	20,009
Average HH Size	2.6	2.7	2.7
Average HH Income	\$84,513	\$88,409	\$90,863
Median HH Income	\$68,360	\$70,944	\$72,503



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