

OGDEN INDUSTRIAL LAND

STNL INVESTMENT

9517 W 900 S, Ogden, Utah 84404



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INVESTMENT SUMMARY

ACRES

9.39

TOTAL SF

Approx. 409,028 SF

PRICE PER SF

\$7,999,000.00

LISTING PRICE

\$7,999,000.00

INVESTMENT HIGHLIGHTS

- 215' of frontage on W 900 S
- Adjoining Union Pacific Rail line (543' on east / 211' on south)
- Excellent potential for future rail-served industrial use
- Zoning: Heavy Manufacturing—highest intensity zoning available
- Located within the rapidly expanding Ogden industrial hub
- Part of the Wasatch Front economic corridor



PROPERTY SUMMARY

LOCATION:

9517 W 900 S, OGDEN, UTAH

PARCEL ID / APN:

100410017

LAND AREA:

SITE CONSISTS OF ONE (1) PARCEL TOTALING APPROXIMATELY 9.39 ACRES (OR APPROX. 409,028 SF).

ZONING:

HEAVY MANUFACTURING

RAIL ADJACENCY:

DIRECT BORDER WITH UNION PACIFIC RAILROAD (~754 TOTAL LINEAR FEET)

TRAFFIC COUNTS:

W 900 S - 6,841 ADT

LAND OVERVIEW

APN #	ACRES	SF	ZONING
100410017	9.39	~409,028 SF	Heavy Manufacturing



LOCATION

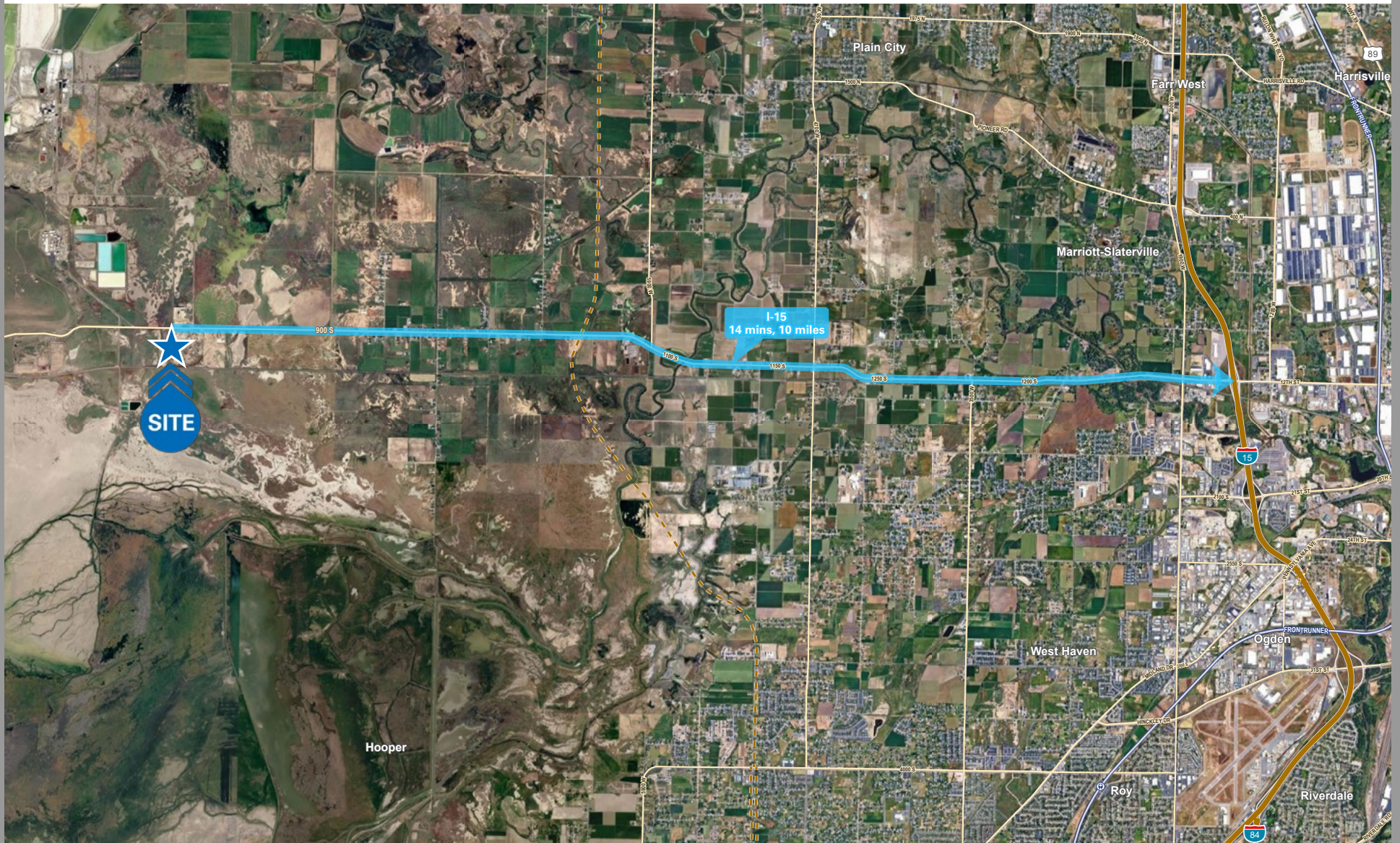


MAPS

Westinghouse

SITE

MAPS



2025 DEMOGRAPHICS

		5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
EST. POPULATION		51	51	51
2030 EST. POPULATION		53	53	53
EST. HOUSEHOLDS		17	17	17
EST. AVERAGE HOUSEHOLD INCOME		\$150,021	\$150,021	\$150,021
EST. MEDIAN HOUSEHOLD INCOME		\$117,888	\$117,888	\$117,888

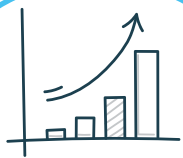
OGDEN-CLEARFIELD, UT

The Ogden-Clearfield, UT Metropolitan Statistical Area is a burgeoning economic powerhouse in northern Utah, boasting a population of over 700,000. As a nexus of growth, it features a diverse economic landscape with thriving sectors such as aerospace, advanced manufacturing, and technology. Strategically located with excellent transport links and close

proximity to Salt Lake City, the area presents an attractive proposition for businesses seeking expansion or relocation. With its skilled workforce and robust infrastructure, the Ogden-Clearfield MSA offers lucrative opportunities for commercial real estate investment, positioning it as a top destination for forward-thinking businesses and investors.

**717,735**

Population

**\$97,795**Median Household
Income**\$125,043**Average Household
Income**1.5%**Projected Annual
Growth Rate**20,297**

Total Businesses

**192,662**

Total Employees

**\$9.35B**Monthly HH Consumer
Retail Expenditures

NEWMARK



Newmark Mountain West embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



30,580+
TRANSACTIONS COMPLETED



328.2
MILLION
SF TRANSACTED



\$37.5
BILLION
TRANSACTIONS COMPLETED



77K+
ACRES TRANSACTED



\$13.0+
BILLION
INVESTMENT TRANSACTIONS



49
STATES WITH
COMPLETED TRANSACTIONS

CONFIDENTIALITY & DISCLOSURE

Newmark Mountain West has been retained on an exclusive basis to market the property described as [4700 Daybreak Parkway, South Jordan Utah, 84095]. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

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Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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NEWMARK



MOUNTAIN WEST

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