

FOR LEASE

3300 SOUTH INDUSTRIAL



PROPERTY DETAILS

1224 W. 3300 S., Ogden, UT 84401

LEASE RATE: \$1.20/SF NNN

- Brand new 18,000 SF building
- 4,500-18,000 SF available
- Estimated CAM fee of \$0.18/SF
- Four (4) 12'x12' overhead doors
- Four (4) 9'x10' dock high doors
- Near Ogden-Hinckley Airport
- 0.8 miles from I-15
- Located in Ogden Industrial Park
- February 1, 2026 Delivery
- 800 AMP Service
- 20' clear height

2025 DEMOS



EST. POPULATION

1 MILE » 869
3 MILE » 79,394
5 MILE » 190,951



EST. HOUSEHOLDS

1 MILE » 362
3 MILE » 29,522
5 MILE » 69,897



EST. AVERAGE HH INCOME

1 MILE » \$93,802
3 MILE » \$94,907
5 MILE » \$106,456

NEWMARK

MOUNTAIN WEST

BRAXTON WILLIE, CCIM

bwillie@newmarkmw.com

direct 801.803.3334

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CHRIS FALK, CCIM, SIOR

cfalk@newmarkmw.com

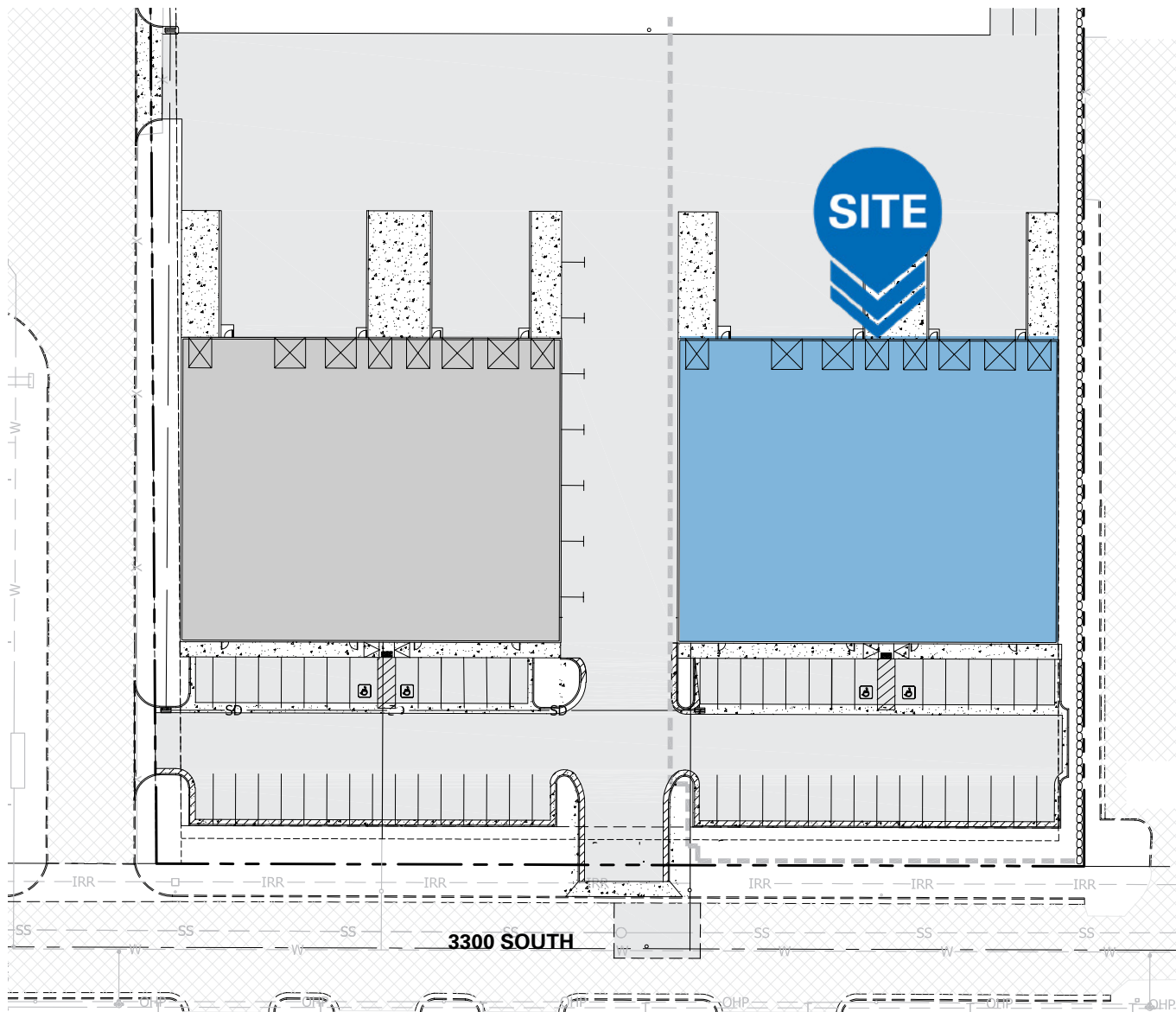
direct 801.499.6514

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COMMERCIAL REAL ESTATE
1410 S University Park Blvd, Ste 120
Clearfield, Utah 84015
Office 801.578.5580
www.newmarkmw.com

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SITE PLAN



NEWMARK

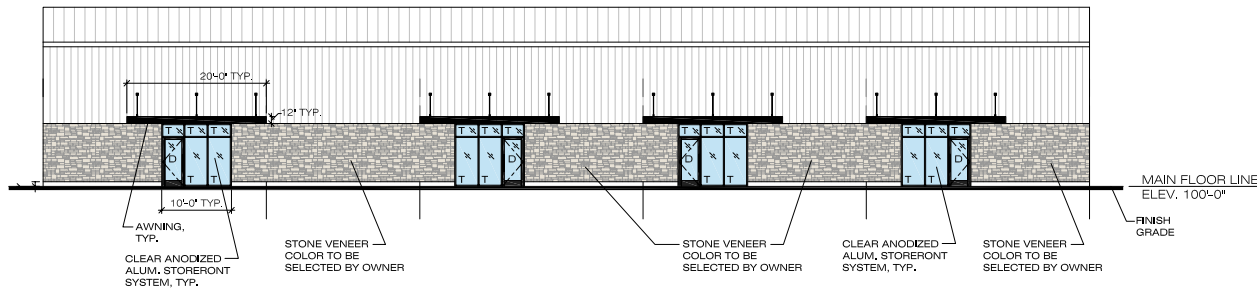
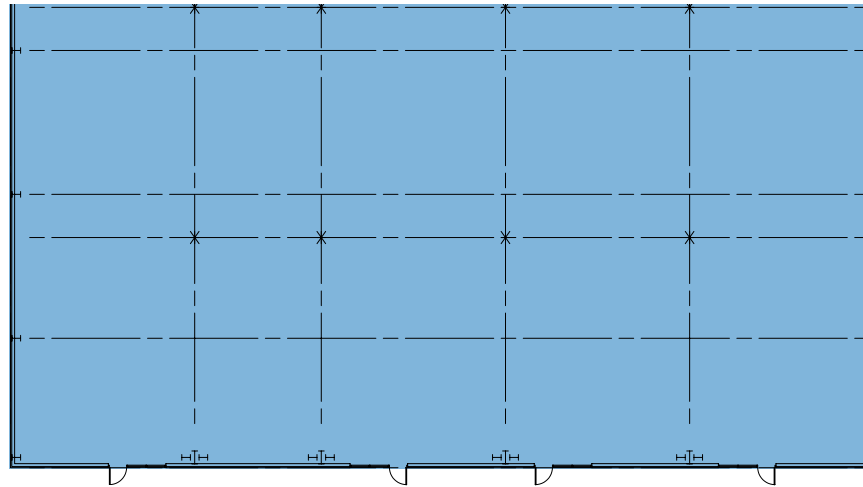
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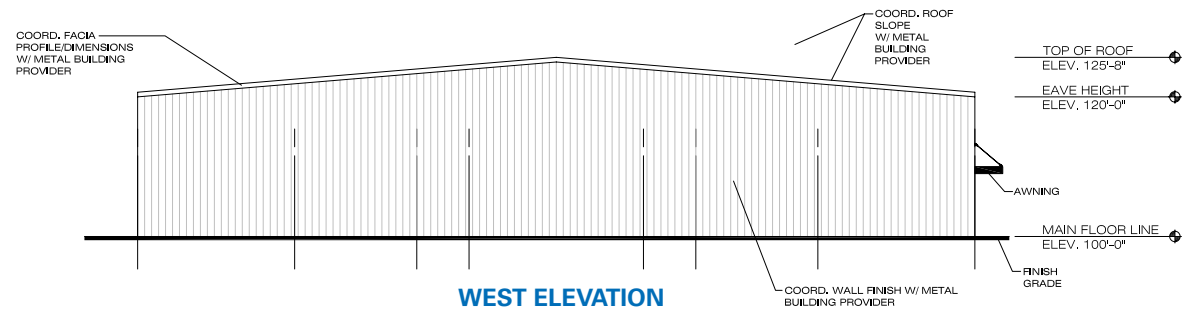
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SITE PLAN



SOUTH ELEVATION



WEST ELEVATION

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MOUNTAIN WEST

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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DISCOVER

OGDEN-HINCKLEY AIRPORT



±300

Daily Operations



1

Nonstop Destination



1

Gate

Ogden-Hinckley Airport is a regional airport with commercial flights, general aviation service, and affordable, high-quality space for other aviation and aerospace use. Ogden-Hinckley Airport is one of Utah's busiest municipal airports, and the home for over 300 private aircraft based at the airport. With the addition of commercial and charter passenger service beginning in late 2012, the airport has grown rapidly. A \$5 million improvement project was recently completed, expanding the existing terminal and improving traffic patterns to include more space for picking up and dropping off passengers.



AIRLINES

Breeze

