



HG MANOR™
REAL ESTATE GROUP

**2003 W 2550 S
WEST HAVEN, UT**

FOR LEASE



TRAFFIC COUNTS & ACCESS

W 2550 S / 1900 W CORRIDOR



- High-traffic commuter route connecting West Haven, Roy & Ogden
- Strong daily residential traffic from surrounding neighborhoods
- Easy access to major arterials including 1900 W, Midland Dr & SR-126
- Ideal for drop-off/pick-up flow for athletic & youth programs



REGIONAL GROWTH & INFRASTRUCTURE

- Rapidly growing West Haven population driving increased vehicle counts
- Nearby residential developments bringing consistent daily trips
- Strong visibility and easy approach for families and recreational users

ABOUT THE PROPERTY

This versatile West Haven building offers an ideal setup for recreational, fitness, and activity-based users looking for a high-visibility location with strong community demand. The open layout, high ceilings, and flexible floor plan allow for easy customization, making it a perfect fit for a wide range of uses.



PROPERTY COMPONENTS



- ±15,000 SF
- Clear-span building
- HVAC, electrical, plumbing, and mechanical systems in place
- All building systems in working order

GET IN TOUCH

NATALIE JONSSON

**590 North Kays Drive, Suite 112
Kaysville, Ut 84307**

801.560.1217

www.HGManor.com

SITE PLAN

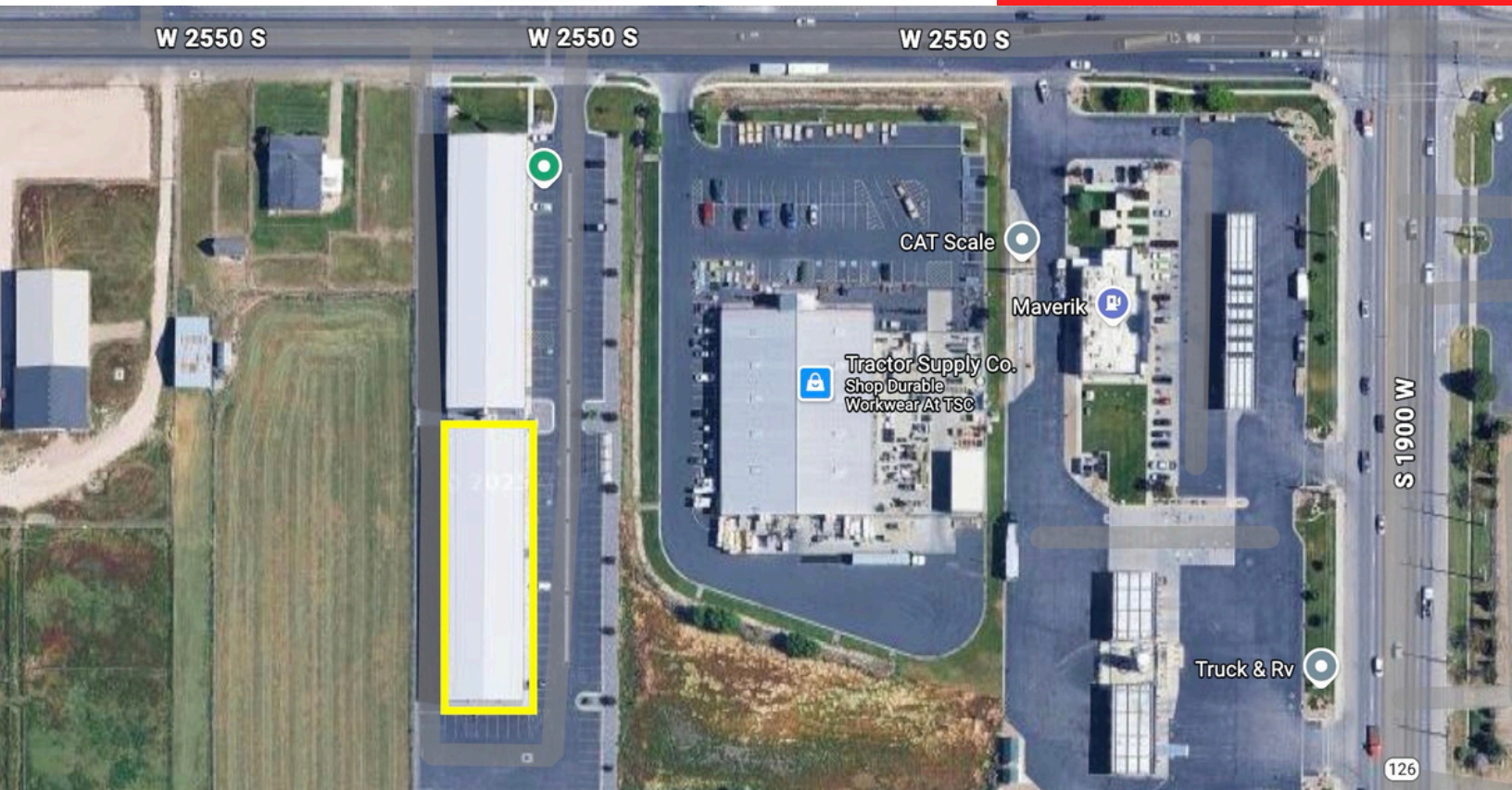


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SURROUNDING TENANTS / AREA HIGHLIGHTS – WEST HAVEN, UT (10 MILE RADIUS)



FAMILY & RECREATION HUB

Located minutes from youth sports programs, parks, and trail systems, making it a natural draw for family-oriented and activity-based users.

SCHOOLS & YOUTH ACTIVITY FEEDERS

Positioned near Fremont High, Rocky Mountain Jr High, and multiple elementary schools, creating consistent demand from a large youth athlete population.

COMMUNITY DESTINATIONS

Close to West Haven City Park, local trail networks, and the Ogden Nature Center, adding strong regional recreational appeal.

