



OFFICE/WAREHOUSE FOR LEASE

Property Highlights

- Size: 6,625 SF approximate
- Office: 3,425 SF
- Warehouse: 3,200 SF
- Loading:
 - » (2) 10'x12' Grade-Level Doors
 - » (2) 10'x10' Grade-Level Doors
- Yard: 40'x135', Security Fence, Paved
- Zoning: M-1
- Acres: 0.46
- 3-Phase, 480 V, 400 AMP tenant to confirm



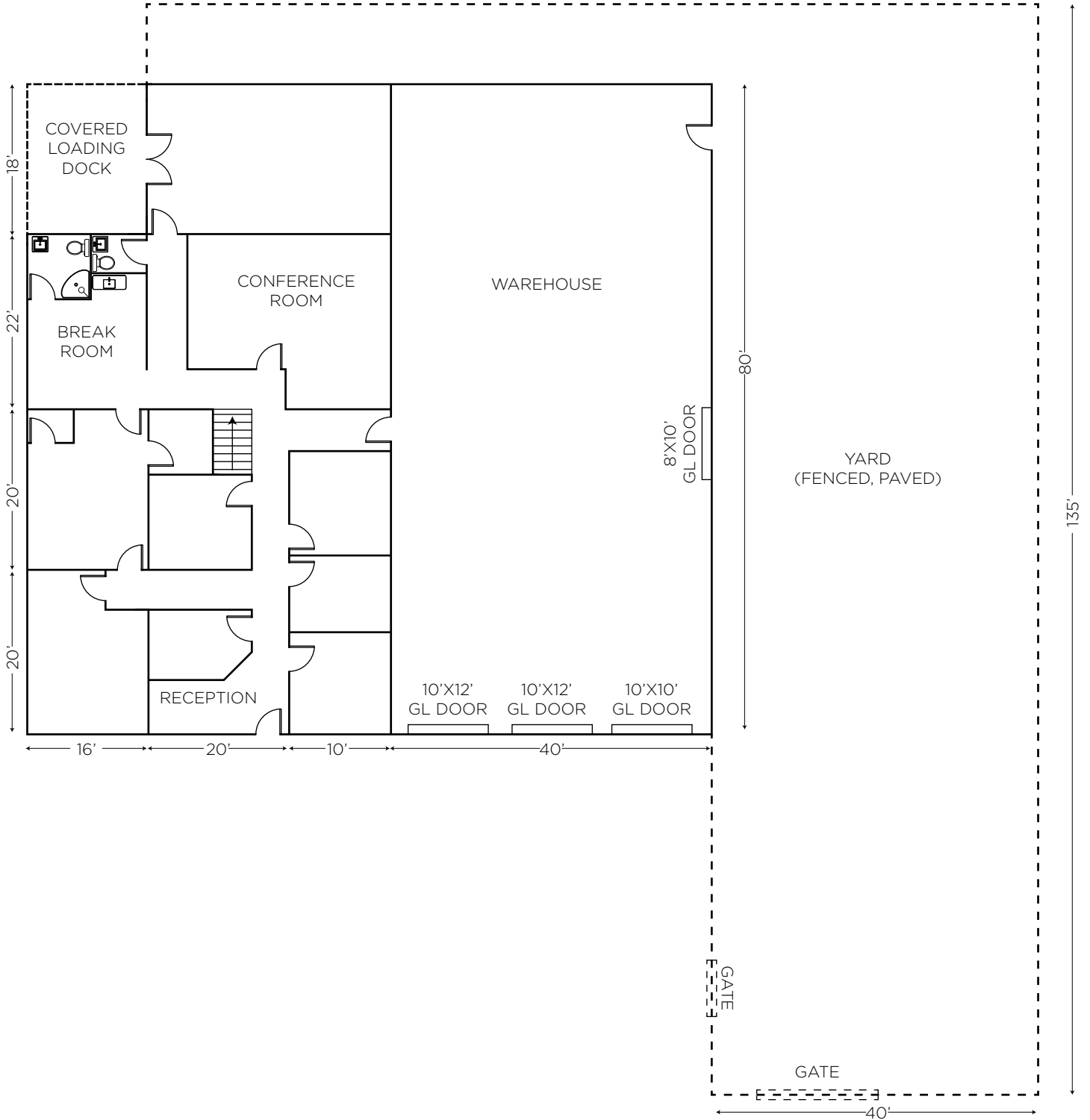
Josh Wangsgard (Owner / Agent)
Principal Broker

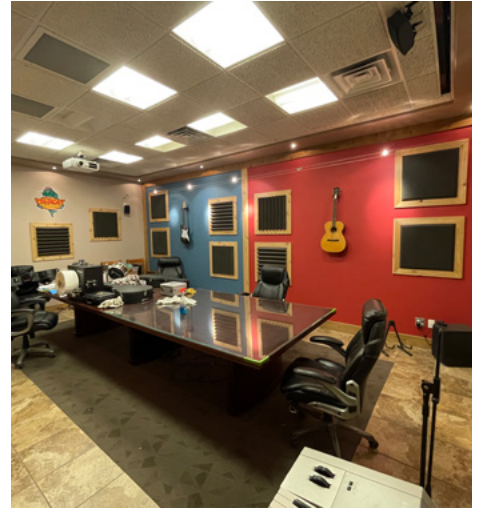
+1 801 721 8535

josh.wangsgard@cushwake.com

cushmanwakefield.com

Floor Plan







3320 South 1325 West
Ogden, UT 84401



Josh Wangsgard (Owner/Agent)
Principal Broker
+1 801 721 8535
josh.wangsgard@cushwake.com

 **CUSHMAN &
WAKEFIELD**
cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.