

OGDEN OFFICE/WAREHOUSE

3250 Pennsylvania Avenue | Ogden, UT 84401



Contact

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2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

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**153 SURFACE
PARKING STALLS**



**OPEN-CONCEPT OFFICES, PRIVATE OFFICES,
GLASS CONFERENCE ROOMS, BREAK AREA,
MODERN FINISHES, AND MOUNTAIN VIEWS**



**FREIGHT ELEVATOR AND PASSENGER
ELEVATOR SERVING ALL LEVELS**



LABOR MARKET:
OVER 443,000 RESIDENTS WITHIN 10 MILES; 62% HOLD
POST-SECONDARY DEGREES

FOR SALE

\$6,750,000
(\$144 PSF)

Property Highlights

- Great Office, Warehouse, Distribution Facility
- Total Building Size: 46,818 SF Across Two Stories Plus a Functional Basement
 - Office: 32,606 SF
 - Warehouse: 14,212 SF
- Site Area: 3.79 Acres With 153 Surface Parking Stalls
- Clear Height: 12' in Warehouse/Lab Areas
- Loading: Two (2) Dock-High Doors and One (1) Grade-Level Ramp Door
- Power: 800 Amp | 480V | 3-Phase Electrical With Extensive Power Drops Throughout
- Compressed Air: Integrated Compressed Air Lines Servicing Warehouse and Machine Shop
- Mechanical Systems:
 - Elevator Servicing Main Floor and Second Level
 - Closed-Loop Hydronic System for Efficient Heating
 - Boilers and HVAC in Office and Warehouse
- Swamp Coolers for Additional Temperature Regulation
- Outside Air Intake Plenum With Louvered Inlet, Pre-Filters, and Inline Fan Filtration – Ideal for R&D Environments
- Vertical Circulation: Freight Elevator and Passenger Elevator Serving All Levels
- Fire Protection: Fully Fire-Sprinklered
- Roof: Rubber Membrane Roof With Ballast
- Machine Shop: Existing Infrastructure Supports Machining, Fabrication, or Tool Development
- Interior Improvements: Open-Concept Offices, Private Offices, Glass Conference Rooms, Break Area, Modern Finishes, and Mountain Views
- Zoning: M1
- Convenient Access to I-15 Within 2 Minutes Via 31st Street
- Minutes to I-80, I-84, and Ogden-Hinckley Airport
- Under One Hour to Salt Lake City International Airport
- Location Synergy: Adjacent to Hill Air Force Base and Near Major Aerospace Employers Including Boeing, Northrop Grumman, and Lockheed Martin
- Labor Market: Over 443,000 Residents Within 10 Miles; 62% Hold Post-Secondary Degrees

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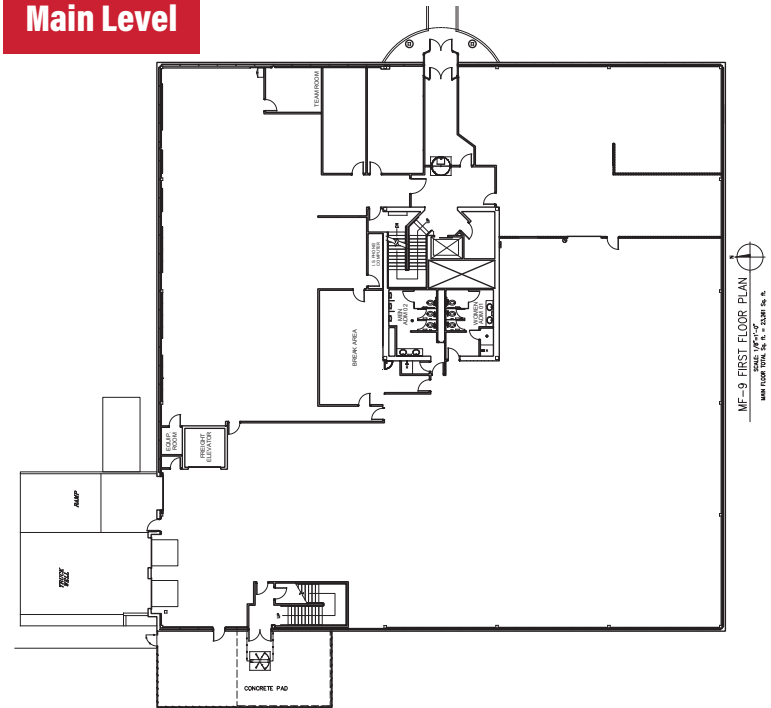


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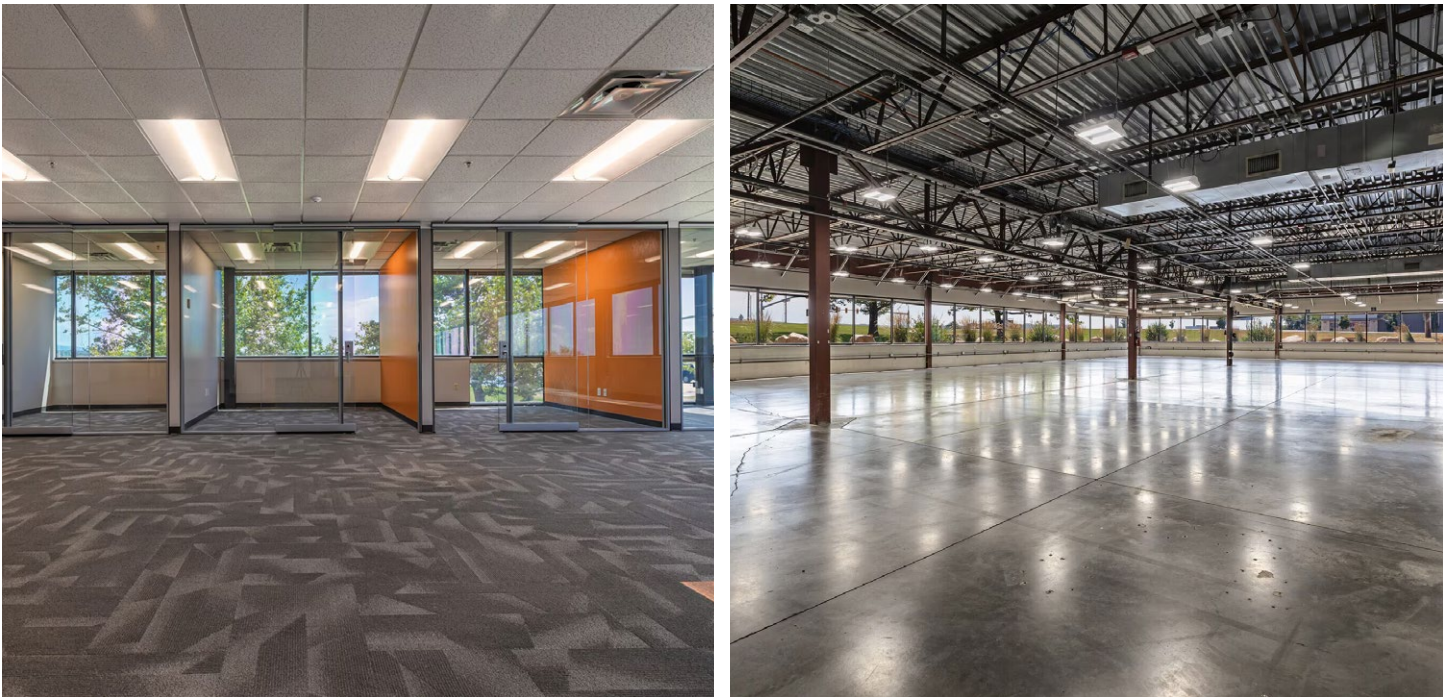
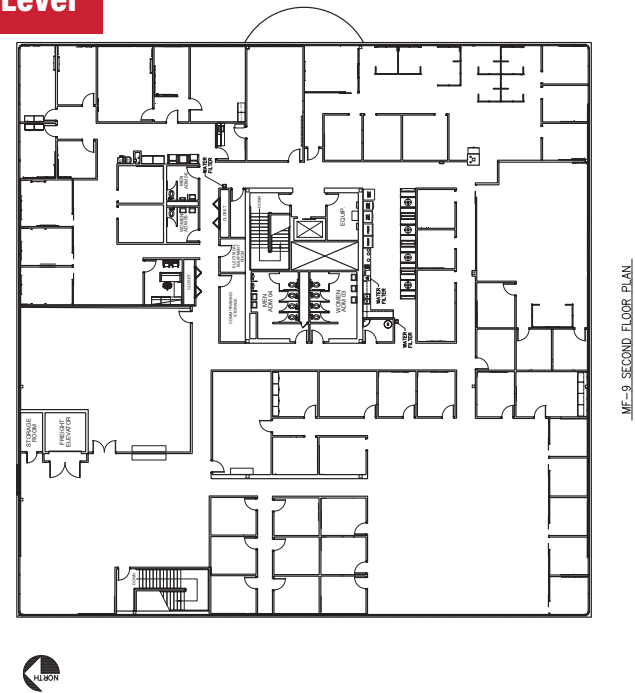
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Main Level



Second Level



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