

Business Depot Ogden

205 N. 1140 W., Bldg. 4 | Ogden, UT 84404

Lease Rate

\$0.73/SF

Base Rent

Move In Ready!



Standalone Industrial For Sublease

Available through July 31, 2031 | 51,787 SF (Divisible to ~25,000 SF)

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Building Highlights



Building Size
51,787 SF



Office Size
3,080 SF

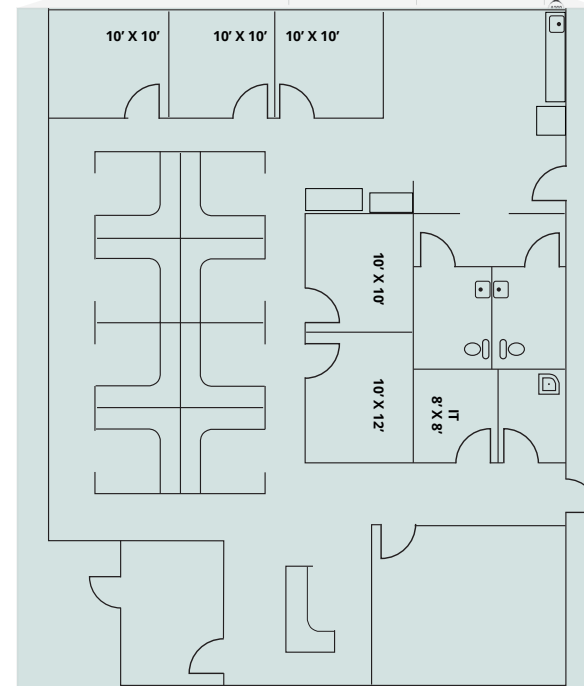
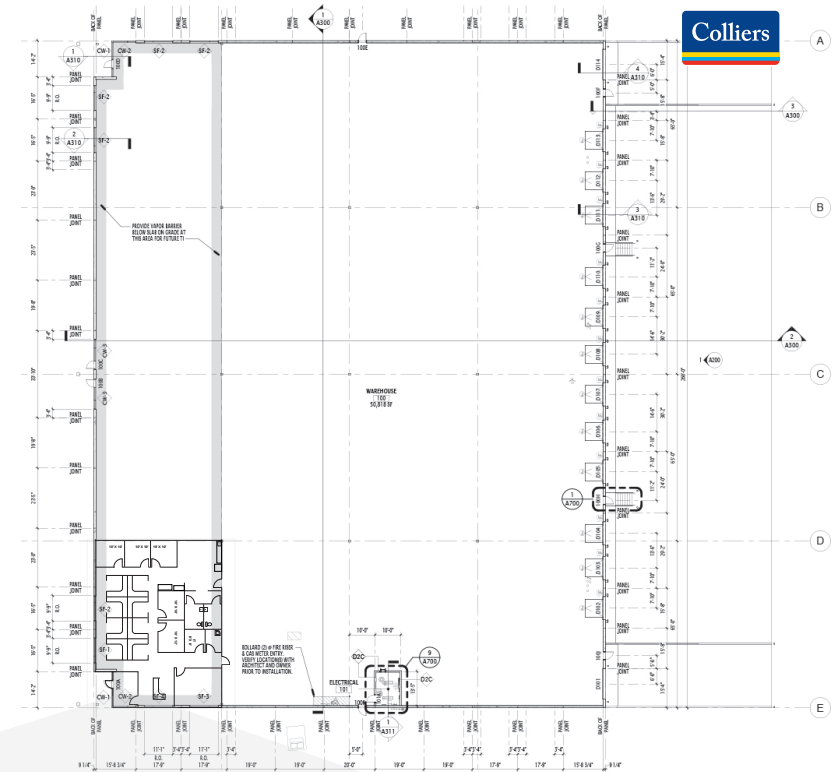


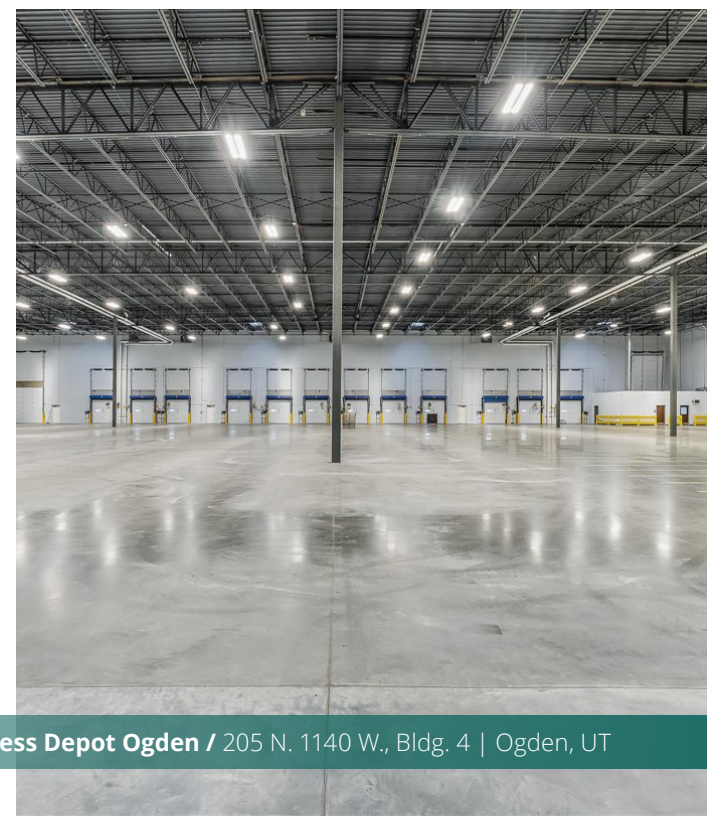
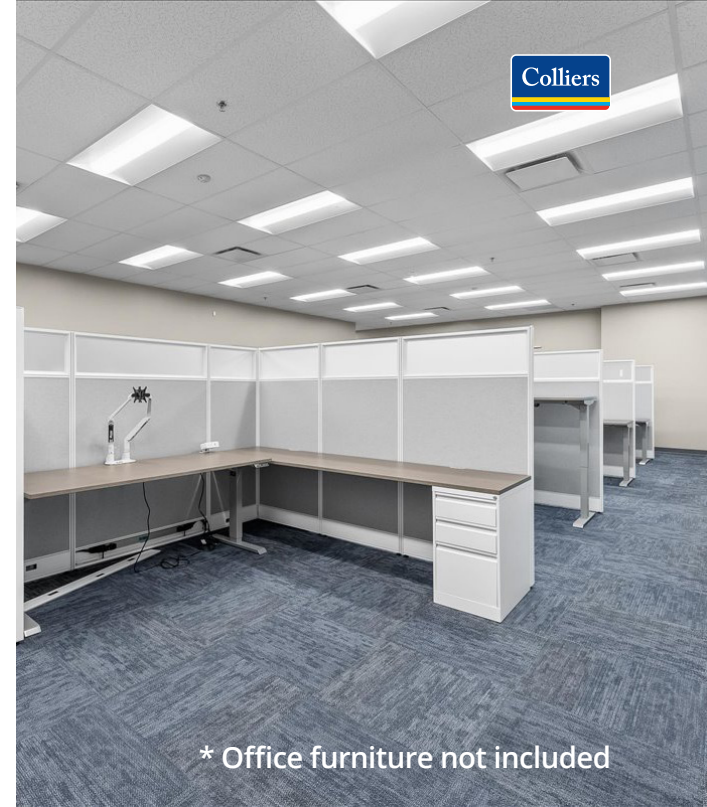
Warehouse Size
48,707 SF



Dock High Doors
12
Ground Level Doors
1

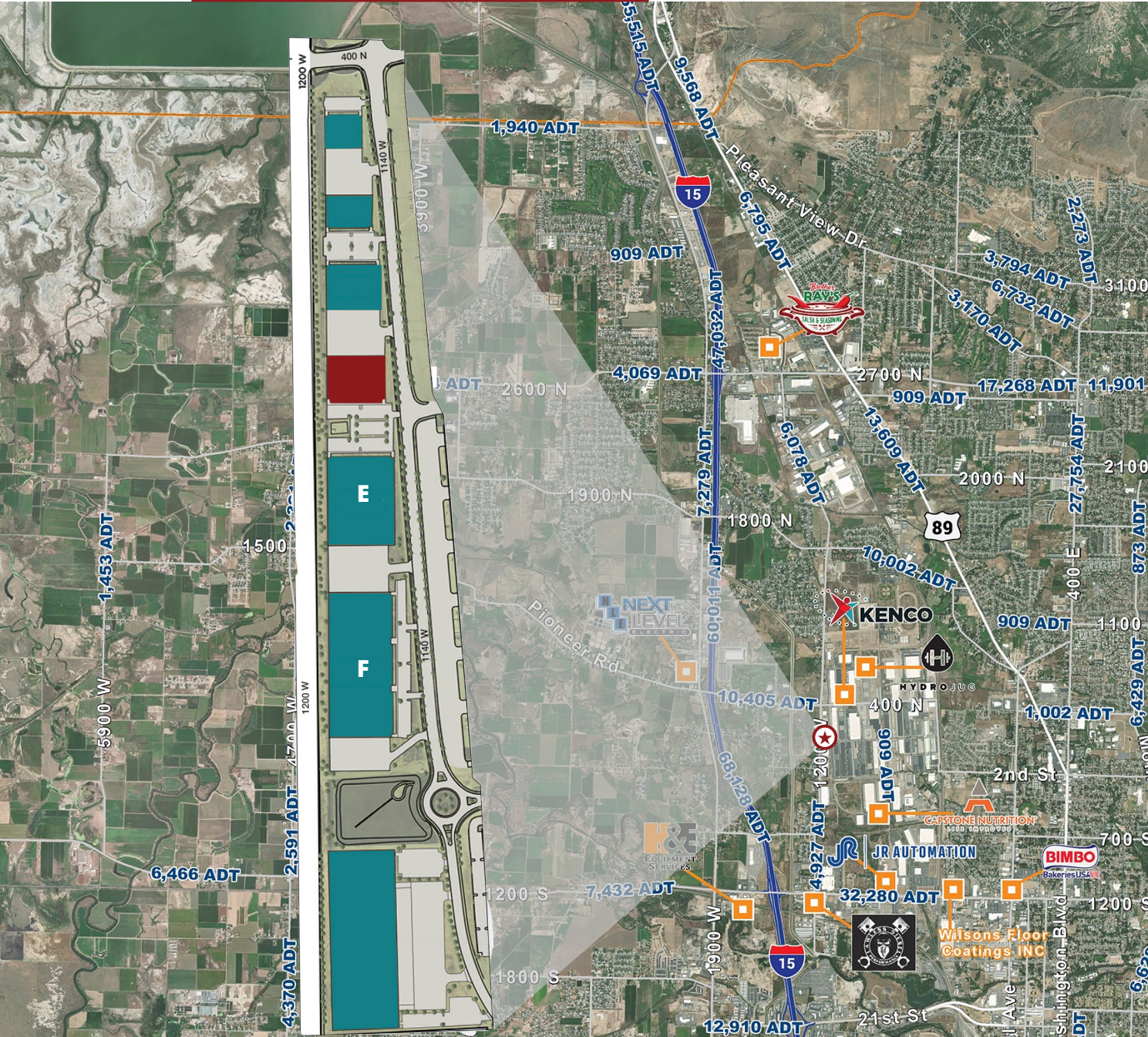
Total SF	51,787 (Divisible to ~25,000 SF)
Office SF	3,080 SF + Shipping & Receiving Office
Warehouse SF	48,707
Dock High Doors	12 (Fully Equipped)
Ground Level Doors	1
Clear Height	28'
Construction	Concrete tilt up
Sprinklers	ESFR
Power	1,200a/480V/3ph
Lot Size	3.60 AC
Depth	200'
Column Space	65'(w) x 50'(d)
Floor Depth	6" reinforced







Property & Area Overview



- Quick, easy access to I-15 and I-84
- Less than 15 minutes to Ogden Hinkley Airport
- Less than 15 minutes to Hill Air Force Base
- Less than 15 minutes to Union Pacific - Ogden Yard that provides direct access to all western sea ports
- Within a 12-hour drive of over 61 million people

Center of the Western U.S.

Less than 900 miles to every city in the western United States.



Destination	Distance	Time (in hours)
ALBUQUERQUE, NM	555	9.11
BAKERSFIELD, CA	647	9.40
BILLINGS, MT	605	9.18
BOISE, ID	396	5.42
BOULDER, CO	493	7.53
CASPER, WY	444	6.52
CHEYENNE, WY	472	7.13
COLORADO SPRINGS, CO	548	8.31
DENVER, CO	481	7.35
EUGENE, OR	838	13.15
FLAGSTAFF, AZ	462	7.24
FRESNO, CA	756	11.19
GRAND JUNCTION, CO	240	3.48
GREAT FALLS, MT	627	9.60
HELENA, MT	540	7.48
IDAHO FALLS, ID	270	3.47
LAS CRUCES, NM	777	12.26
LAS VEGAS, NV	364	5.11
LOS ANGELES, CA	632	9.21
MEDFORD, OR	790	12.29
MISSOULA, MT	581	8.15
OGDEN, UT	89	1.18
PHOENIX, AZ	606	9.33
POCATELLO, ID	220	3.80
PROVO, UT	15	0.19
PUEBLO, CO	591	9.70
RENO, NV	571	8.21
SACRAMENTO, CA	702	10.33
SAINT GEORGE, UT	245	3.30
SALT LAKE CITY, UT	58	0.56
SAN DIEGO, CA	699	10.19
SAN FRANCISCO, CA	789	11.53
SANTA FE, NM	582	9.39
SEATTLE, WA	886	13.20
SPOKANE, WA	778	11.24
TUCSON, AZ	717	11.60
TWIN FALLS, ID	276	4.40
YAKIMA, WA	744	11.40

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