

Property Tour
Online



FOR SALE OR LEASE

Property Features

- Zoned Ogden City OCIP
- ± 1.06 Acres Total
- ± 20,720 SF Available
- Executive Office Building
- Warehouse w/ Overhead Door
- High Visibility on Busy 2550 S
- Near Freeway & Major Roads
- MLS #1632015



Sale Price: \$1,999,997.00

Lease Price: \$15,997.00/Month



www.crestutah.com

Contact
Us

Aaron McCrady
801-953-7012
aaroncrest@gmail.com

Andy McCrady
801-549-8989
andycrest@aol.com



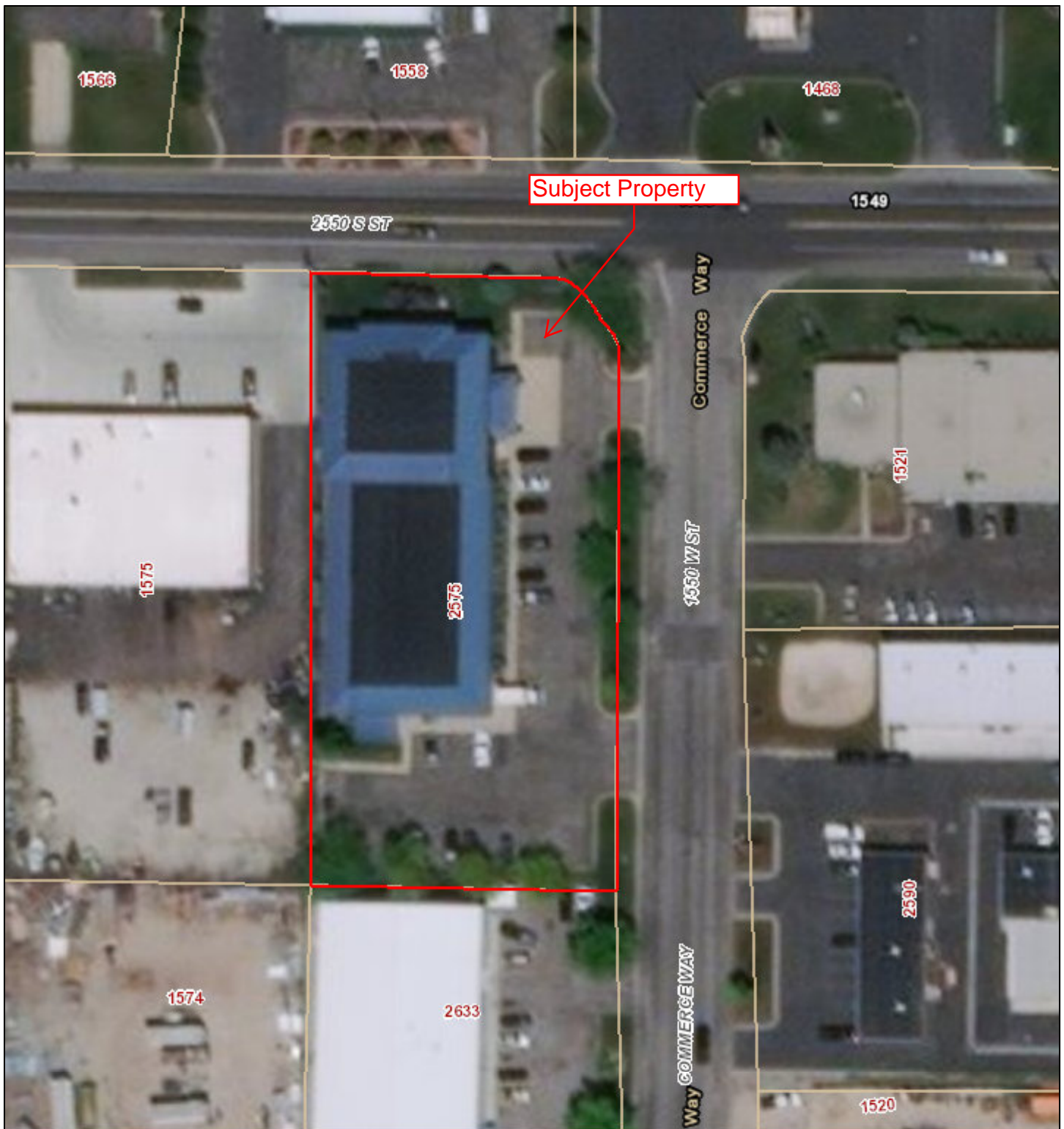
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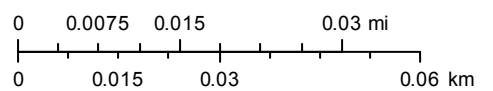
Andy McCrady
801-549-8989
andycrady@aol.com


Parcel # 15-134-0012



September 18, 2019

1:1,128



- City Boundaries
- Street Labels
- Parcel Address
-  Parcels
- World Transportation

Esri, HERE, Garmin, (c) OpenStreetMap contributors
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus
DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

PART OF THE N 1/2, SEC. 36, T.6N., R.2W., S.L.B. & M.

OGDEN COMMERCIAL & INDUSTRIAL PARK – PLAT "B"

LOTS 22–29, 37–42

TAXING UNIT: 25

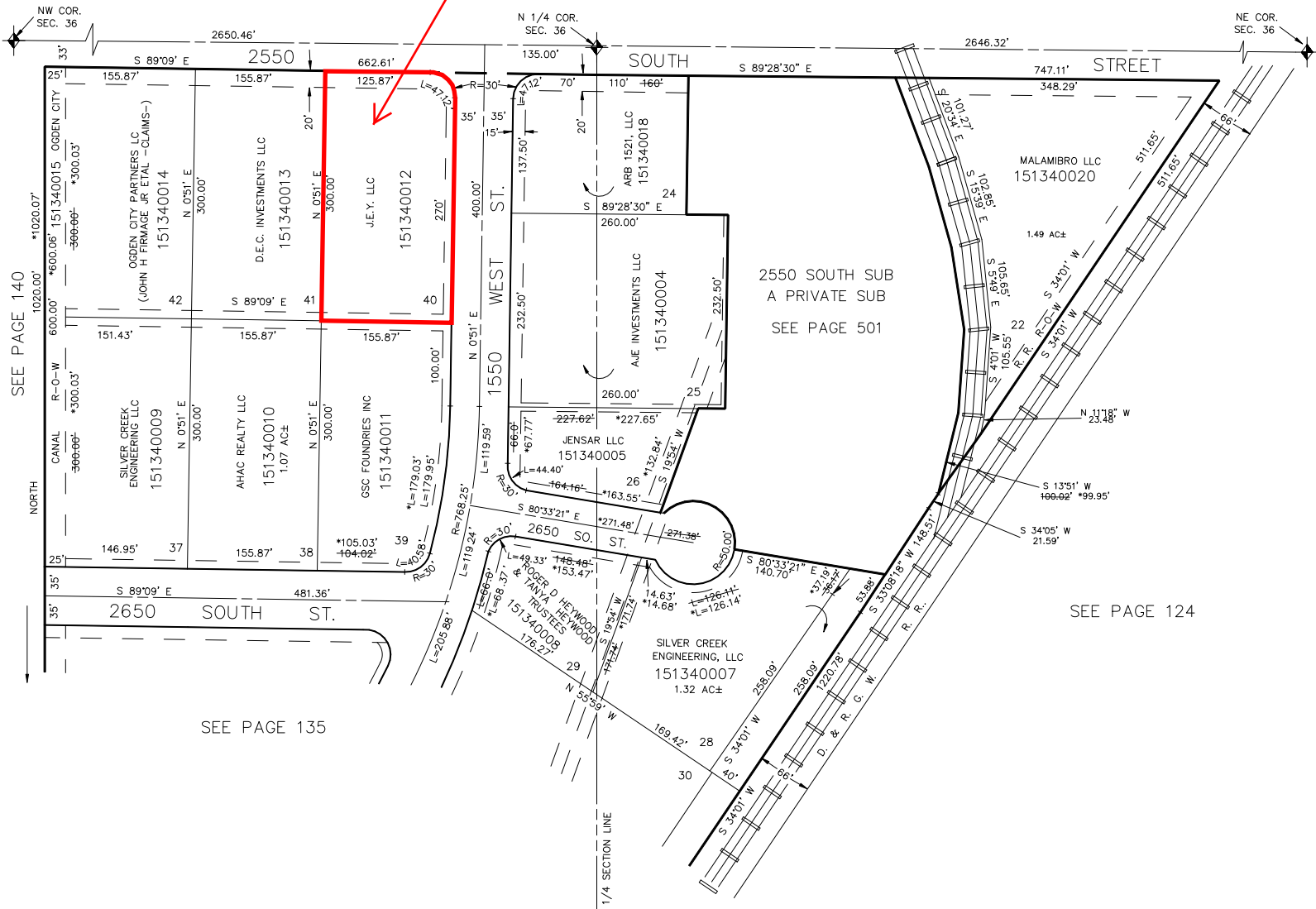
IN OGDEN CITY

SCALE 1" = 100'

Subject Property

SEE PAGE 68

SEE PAGE 67



SEE PAGE 140

NORTH

SEE PAGE 135

SEE PAGE 124

10' UTILITY & DRAINAGE EASEMENTS EACH SIDE OF PROPERTY LINES AS INDICATED BY DASHED LINES EXCEPT AS OTHERWISE SHOWN.

FOR COMPLETE ENG DATA SEE ORIGINAL DEDICATION PLAT IN BOOK 21, PAGE 41 OF RECORDS.

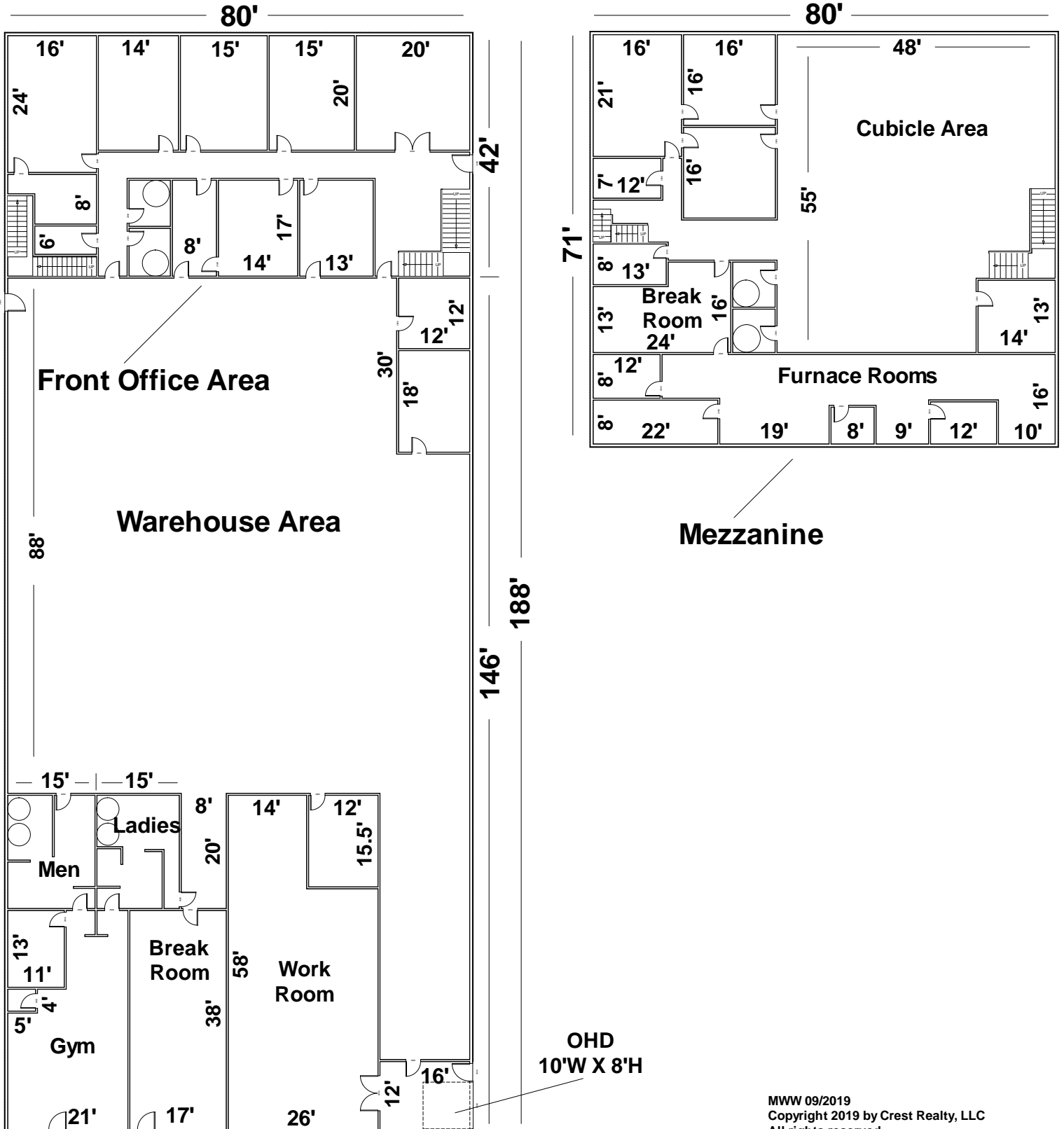
*SEE CORRECTION AFFIDAVIT IN BOOK 1463, PAGE 1799.

2575 South Commerce Way Ogden, UT 84401

Front Office Area = 3,360 Sq Ft
Warehouse Area = 11,680 Sq Ft
Mezzanine Area = 5,680 Sq Ft



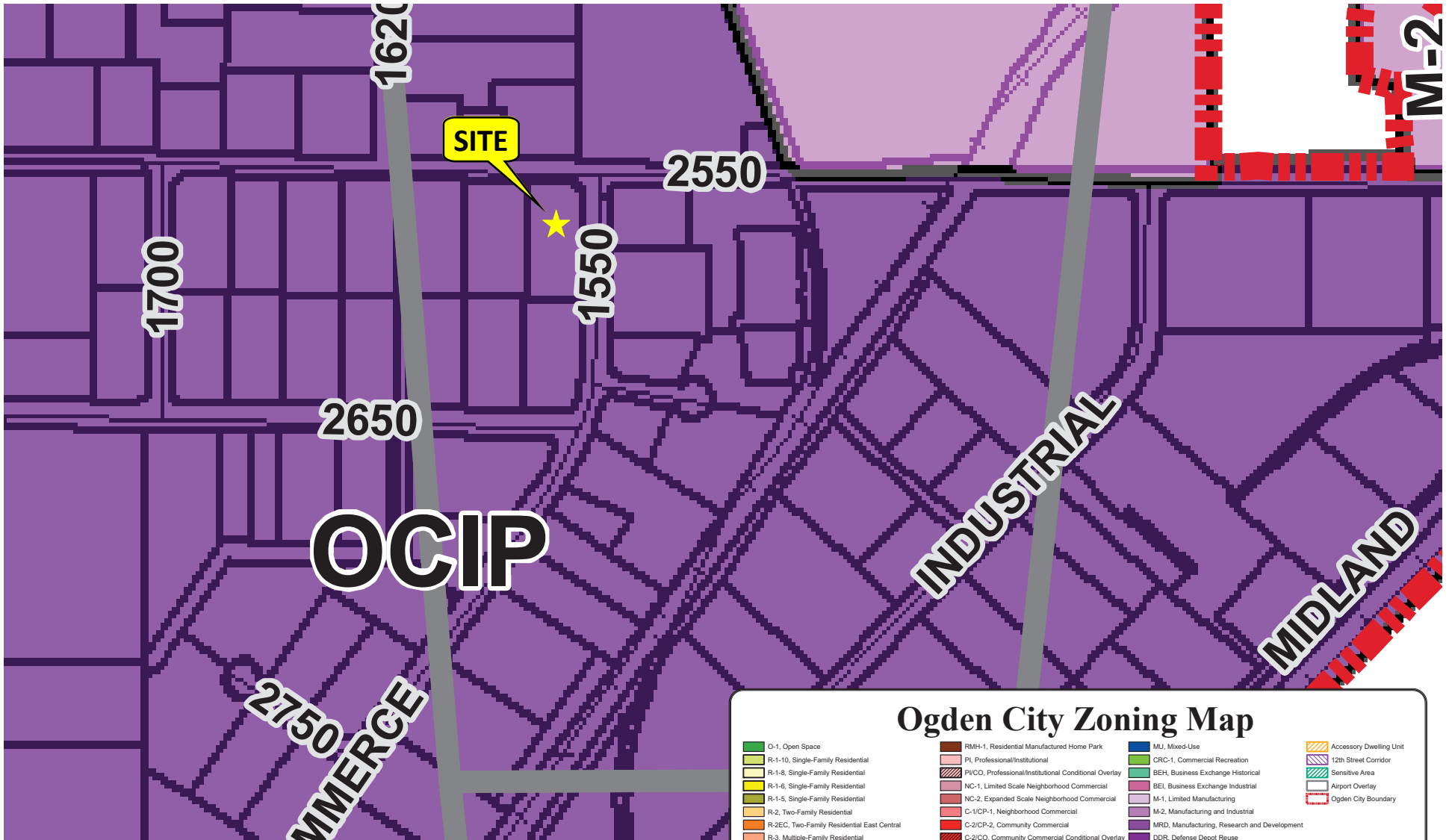
Total = 20,720 Sq Ft



Ogden City Zoning

2575 Commerce Way, Ogden UT 84401

Tax #15-134-0012



* This graphic and zoning information is provided as a courtesy and remains the property of Ogden City. User is advised to verify all information.

Ogden City Zoning Map

O-1, Open Space	RMH-1, Residential Manufactured Home Park	MU, Mixed-Use	Accessory Dwelling Unit
R-1-10, Single-Family Residential	PI, Professional/Institutional	CRC-1, Commercial Recreation	12th Street Corridor
R-1-8, Single-Family Residential	PI/CO, Professional/Institutional Conditional Overlay	BEH, Business Exchange Historical	Sensitive Area
R-1-6, Single-Family Residential	NC-1, Limited Scale Neighborhood Commercial	BEL, Business Exchange Industrial	Airport Overlay
R-1-5, Single-Family Residential	NC-2, Expanded Scale Neighborhood Commercial	M-1, Limited Manufacturing	Ogden City Boundary
R-2, Two-Family Residential	C-1/CP-1, Neighborhood Commercial	M-2, Manufacturing and Industrial	
R-2EC, Two-Family Residential East Central	C-2/CP-2, Community Commercial	MRD, Manufacturing, Research and Development	
R-3, Multiple-Family Residential	C-2/CO, Community Commercial Conditional Overlay	DDR, Defense Depot Reuse	
R-3/CO, Multiple-Family Residential Conditional Overlay	C-3/CP-3, Regional Commercial	OCIP, Ogden Commercial and Industrial Park	
R-3EC, Multiple-Family Residential East Central	C-3/CO, Regional Commercial Conditional Overlay	A-C, Airport Commercial	
R-4, Multiple-Family Residential	CBD, Central Business District	A-I, Airport Industrial	
R-4/CO, Multiple-Family Residential Conditional Overlay	CBD/CO CBD Conditional Overlay		
R-5, Multiple-Family Residential	CBDI, CBD Intensive District		

0 1,000 2,000 4,000 6,000 8,000 Feet

N

Ogden UTAH planning

Prepared by Ogden City Planning Updated July 2016