



MOUNTAIN WEST
COMMERCIAL REAL ESTATE






12TH & WALL FLEX INDUSTRIAL BUILDING

1470 WALL AVENUE • OGDEN • UTAH • 84404

FOR LEASE

PROPERTY SPECS

- Available: March 2022 (Please do not disturb existing tenant)
- Lease Rate: \$0.75 PSF
- Building Size: 20,100 SF
 - » Main Floor Office: 3,307 SF
 - » Showroom/Retail: 2,406 SF
 - » Warehouse/Production: 11,787 SF
 - » Upper Office: 600 SF
 - » Upper Mezzanine/Storage: 2,000 SF
 - 18' Clear Height
- Total Acres: 2
 - » Yard Acreage: 1.03 acres
- Fenced
- Electronic Security Gate
- Paved

			
1 MILE	46,414 2021 EST. POPULATION	17,138 2021 EST. HOUSEHOLDS	\$46,821 2021 EST. MEDIAN HH INCOME
3 MILE	115,269 2021 EST. POPULATION	41,188 2021 EST. HOUSEHOLDS	\$57,643 2021 EST. MEDIAN HH INCOME
5 MILE	207,268 2021 EST. POPULATION	73,058 2021 EST. HOUSEHOLDS	\$68,048 2021 EST. MEDIAN HH INCOME

CONTACT:

JOHN STERTZER

jstertzer@mntwest.com
direct 801.852.8573
[View Profile](#)

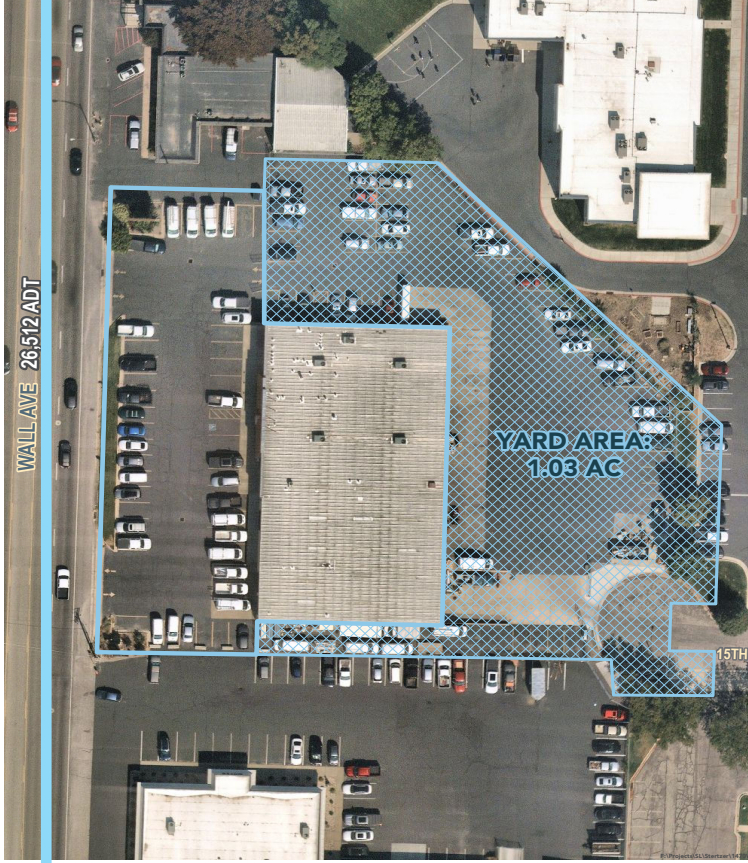
MIKE MEDINA

mmedina@mntwest.com
direct 801.416.1049
[View Profile](#)



FULL SERVICE COMMERCIAL REAL ESTATE

12TH & WALL FLEX INDUSTRIAL BUILDING



CONTACT:

JOHN STERTZER

jestertzer@mntwest.com
direct 801.852.8573
[View Profile](#)

MIKE MEDINA

mmedina@mntwest.com
direct 801.416.1049
[View Profile](#)



FULL SERVICE COMMERCIAL REAL ESTATE

12TH & WALL FLEX INDUSTRIAL BUILDING



CONTACT:

JOHN STERTZER

jstertzer@mtwest.com
 direct 801.852.8573
[View Profile](#)

MIKE MEDINA

mmedina@mtwest.com
 direct 801.416.1049
[View Profile](#)



FULL SERVICE COMMERCIAL REAL ESTATE