92156



FOR LEASE

2164 W 21st Street
Ogden, UT 84401

±8,000 SF | INDUSTRIAL

NAI Excel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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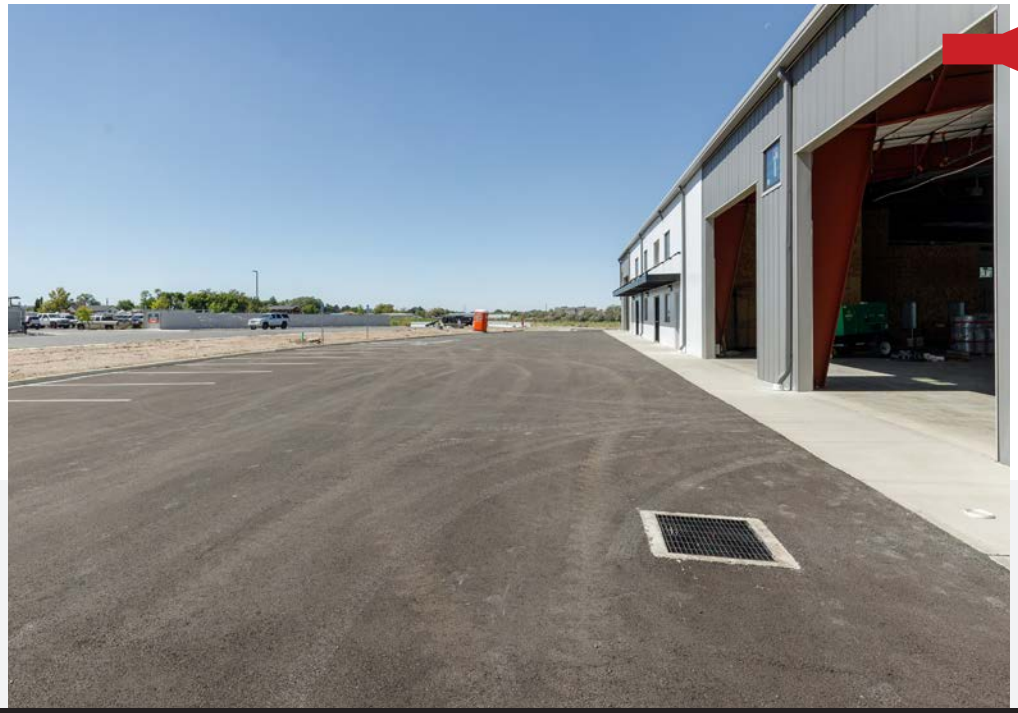
SUMMARY

Property Specs

LEASE PRICE	**Contact Broker**
SUITE SIZE | SF	±8,000 SF
ZONING	M-1
LOT SIZE	±1.8 Acres
TYPE	Industrial | Manufacturing



- **Power** – 3 Phase Power, 120v, 208v , 277v and 480v
- **Clearance Height** – 16’- 20’
- **±12,000 SF Fully Paved & Fenced Yard** – Ideal for secure outdoor storage, equipment, vehicles, and materials
- **Brand-New Construction** – Modern industrial design with generous clear height for maximum functionality
- **Drive-Through Bays** – Efficient building access and circulation for trucks, trailers, and equipment with 14’x16’ Roll Up Doors
- **Excellent I-15 Access** – Strategically located just off the freeway interchange with convenient regional connectivity



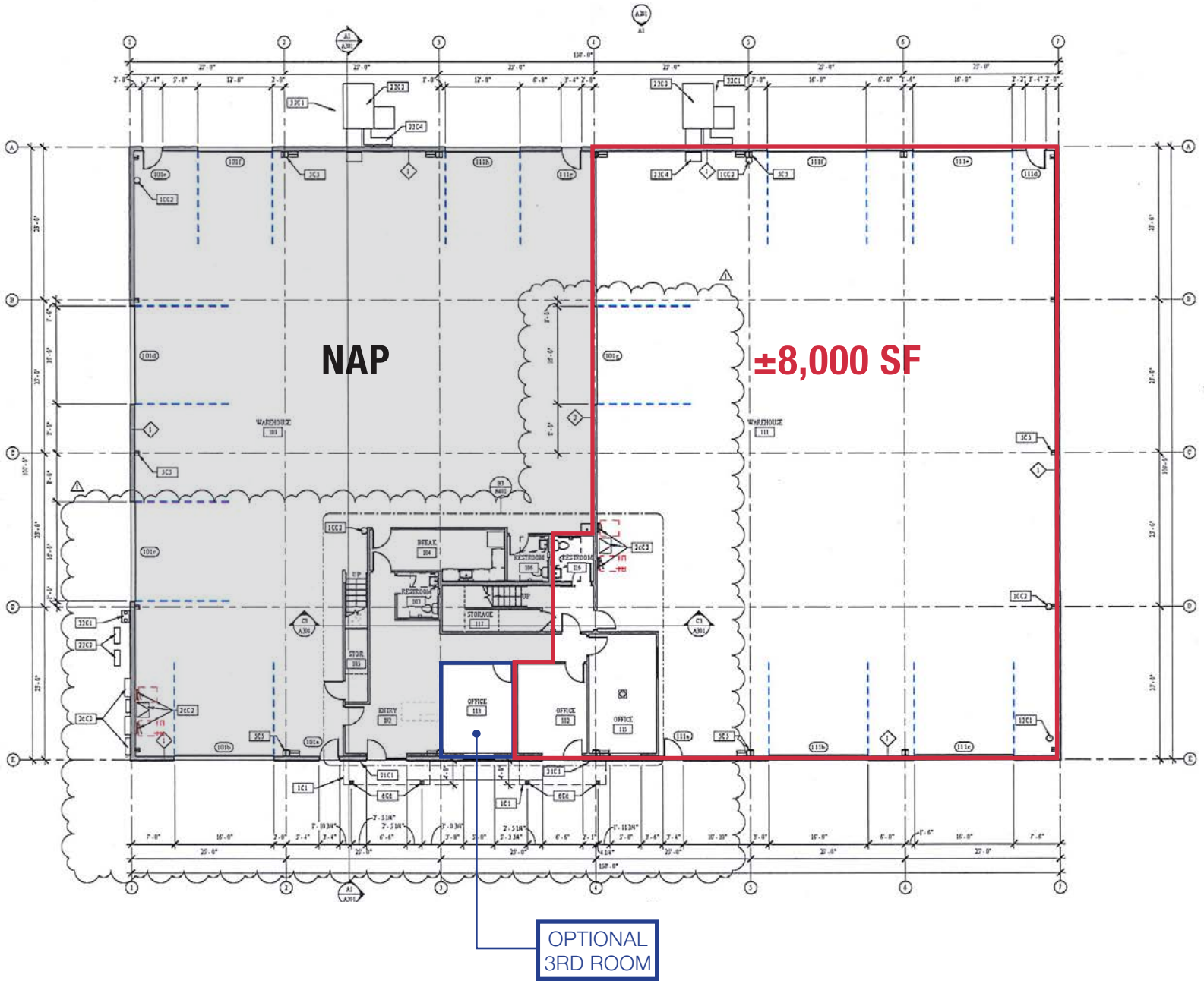
FOR MORE INFO CLICK HERE

OR TEXT 23970 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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FLOOR PLAN



PHOTOS









PHOTOS









AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2026 Population	5,295	32,669	170,210
HOUSEHOLDS	**1-mile**	**3-mile**	**5-mile**
2026 Households	1,543	11,574	61,628
INCOME	**1-mile**	**3-mile**	**5-mile**
2026 Average HH Income	$128,027	$115,000	$100,420

Traffic Counts

STREET	AADT
2100 South	18,134
1900 West	25,236

Cities Nearby

Reno, Nevada	525 miles
Los Angeles, California	697 miles
Salt Lake City, Utah	10 miles
Denver, Colorado	523 miles
Phoenix, Arizona	671 miles
San Antonio, Texas	1,321 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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SF MANAGED

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PROFESSIONALS

TOP 6
2024 LIPSEY RANKING

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