

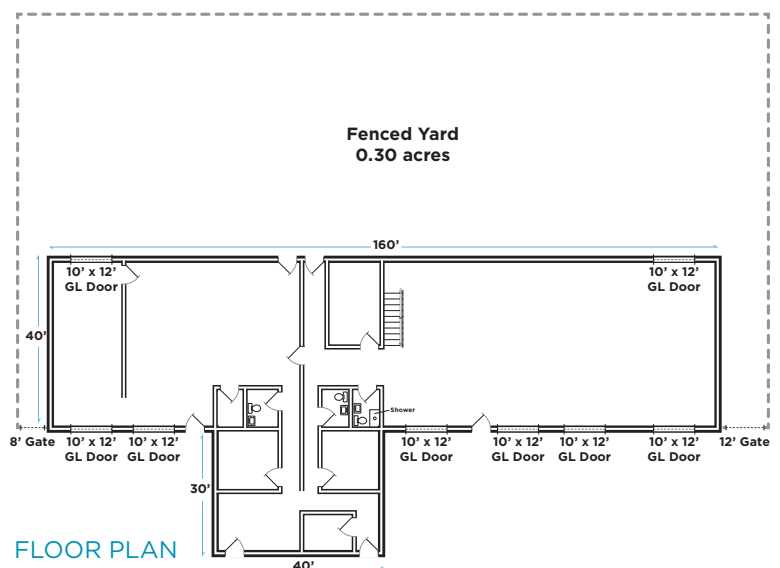
7,600 SF TOTAL



## 7,600 SF Office/Warehouse with 0.30 Acre Yard.

### Property Highlights

- Sales Price: ~~\$729,000~~  
**REDUCED! \$679,000**
- Lease Rate: \$0.65 NNN
- Size: 7,600 SF Total  
1,800 SF Office  
5,800 SF Warehouse
- Yard: 0.30 acres fenced
- Power: 3-phase
- Loading: GL 10' x 12' (8)  
Pull-through bays (2)
- Cranes: 1-ton jib cranes (2)
- Compressor: 10 hp, 2-stage, 120 gal,  
drops throughout bldg.
- Clear Height: 14'
- Zoning: M-2



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**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR SALE OR LEASE

# Airgas Building & Yard

1235 West 3050 South / Ogden, Utah 84401



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