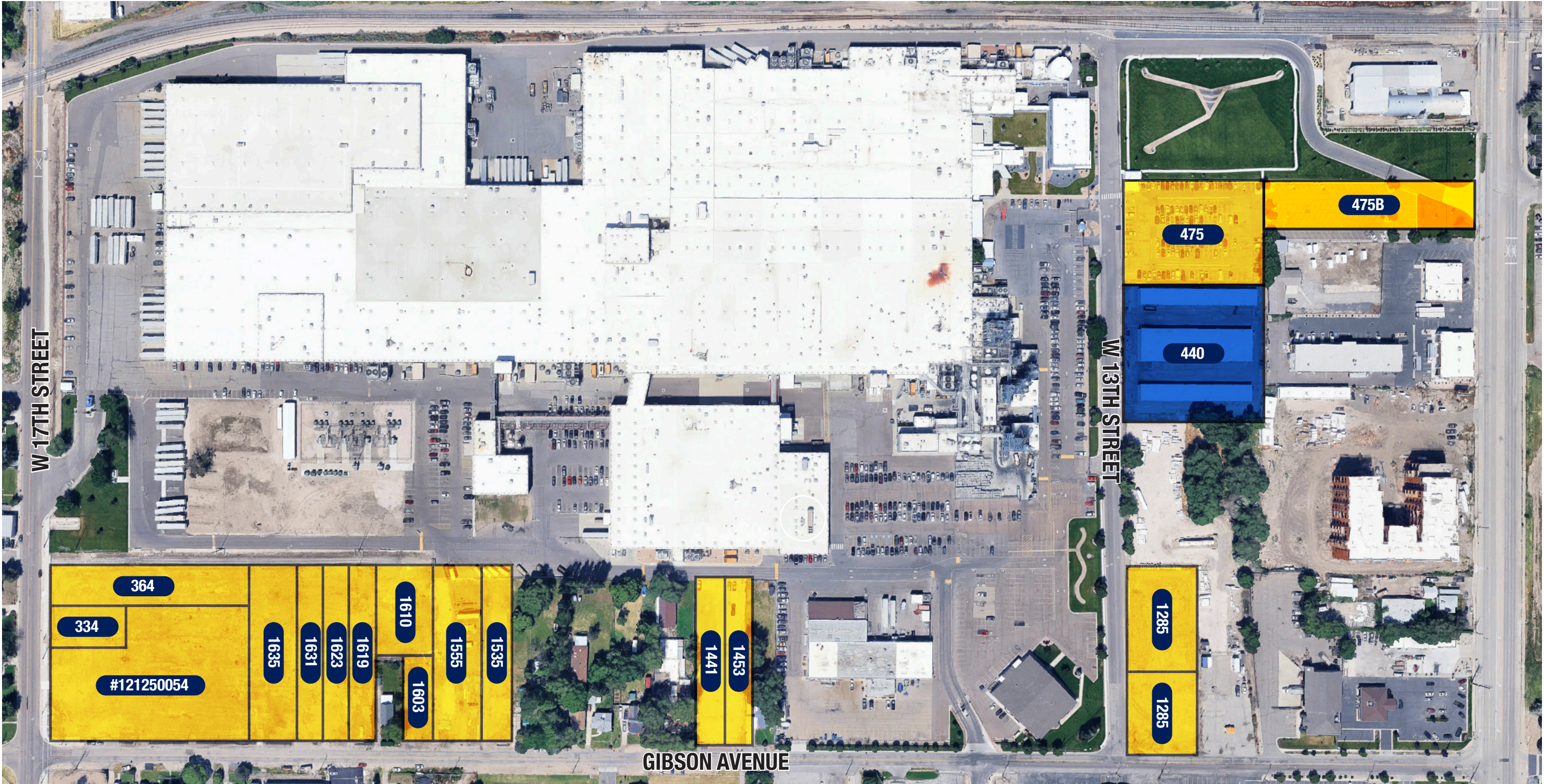


13th Street and Gibson Avenue | Ogden, UT 84404

INDUSTRIAL LAND FOR SALE

Various sizes from 0.7 to 6.17 Acres | \$11.00 to \$15.00/SF



INDUSTRIAL LAND FOR SALE

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The subject property consists of 17 parcels of various sizes and adjacencies allowing for a full spectrum of available sizes from 0.7 to 6.17 acres. This presents an excellent opportunity for a local or regional developer or end-user to construct an industrial building on the vibrant north side of Ogden’s downtown area.

Key Features Include:

- Ease of access to 12th Street
- 1.7 miles to Interstate 15 access ramps
- Close proximity to a variety of amenities
- Immediate development readiness
- M1 zoning — Gibson Avenue parcels
- M2 zoning — 13th Street parcels

**Subject to creation of parking/driveway easement.
**Subject to expansion of easement for existing drive.*

† +1.61 acre self-storage property also for sale.

Parcel Overview

ADDRESS	PARCEL NUMBER	SF
1535 Gibson Ave	122660002	18,542
1555 Gibson Ave	121250037	30,904
1603 Gibson Ave	121250036	7,500
1610 Center Ave	121250034	15,270
1619 Gibson Ave	121250032	15,452
1623 Gibson Ave	121250031	15,270
1631 Gibson Ave	121250030	15,270
1635 Gibson Ave	121250029	30,540
Corner Gibson & W 17th St	121250054	49,223

ADDRESS	PARCEL NUMBER	SF
334 W 17th Street	121250003	19,217
364 W 17th Street	121250002	43,560
1285 Gibson Ave	121200014	19,575
1285 Gibson Ave	121200026	23,985
1441 Gibson Ave	121250044	15,270
1453 Gibson Ave	121250045	15,270
475 W 13th Street	120990020	50,965
475B W 13 Street	120990008	50,530

Contact

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Ogden, Utah, has emerged as a dynamic economic hub, known for its robust manufacturing, logistics, and aerospace sectors. Major employers, including Fresenius Medical Care, Northrop Grumman, Autoliv, Hershey, and the IRS, significantly contribute to job growth in the area. The city's advantageous location along the I-15 corridor facilitates easy access to Salt Lake City and other vital markets, positioning it as an attractive destination for industrial and distribution enterprises.

Beyond its economic strengths, Ogden offers a high quality of life characterized by a combination of urban amenities and outdoor recreational opportunities. Residents can enjoy world-class skiing, hiking, and biking in the nearby Wasatch Mountains. The revitalized downtown area boasts a blend of historic charm and contemporary services, including an array of restaurants, breweries, and cultural attractions such as the Ogden Union Station and Eccles Art Center.

With a cost of living that is lower than many other Western cities and a favorable business environment, Ogden continues to draw both companies and individuals seeking economic opportunities and a balanced lifestyle.

Ogden Demographics

DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
2024 Population	6,934	77,618	159,127
2029 Population Projection	7,482	83,371	171,127
Median Age	32.8	33.8	33.7
2024 Households	2,624	28,598	56,999
Median Home Value	\$219,895	\$289,314	\$326,216
Average Household Size	2.6	2.6	2.7
Average Household Income	\$77,262	\$71,646	\$81,682
Local Daytime Businesses	478	3,668	6,676
Employees	6,658	47,780	75,007
Average Employees per Business	14	13	11

Average Household Spending

