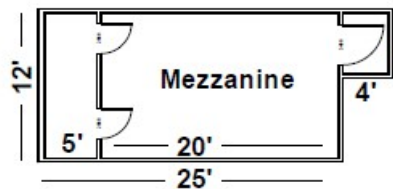




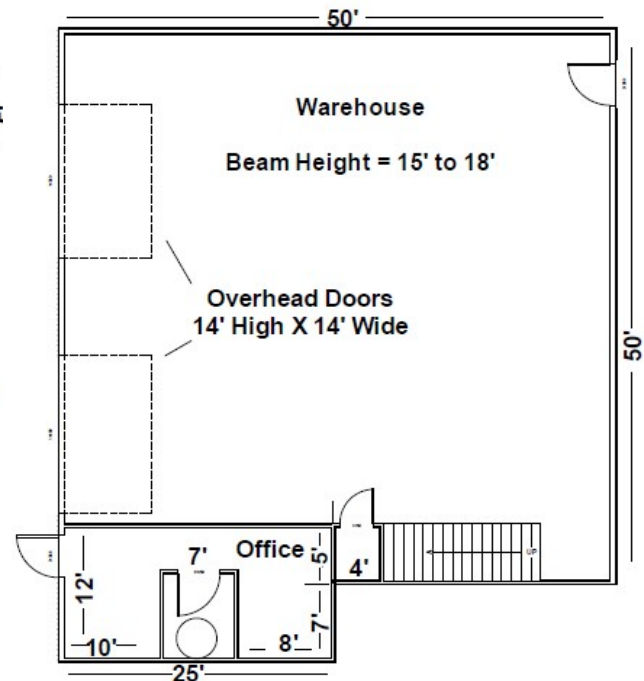
**FOR LEASE**

### Property Features

- Zoned Ogden City M-1
- 2,975 SF Total
- 14' Overhead Doors
- 15' Ceiling Clearance
- Fenced Storage Yard
- Close to Freeway & Major Roads
- Tenant Improvements Negotiable
- MLS #1679288



Office = 300 Sq Ft  
 Warehouse = 2,375 Sq Ft  
 Mezzanine = 300 Sq Ft  
**Total = 2,975 Sq Ft**



**Lease Price: \$1,935.00/Month**



[www.crestutah.com](http://www.crestutah.com)

**Contact Us**

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

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

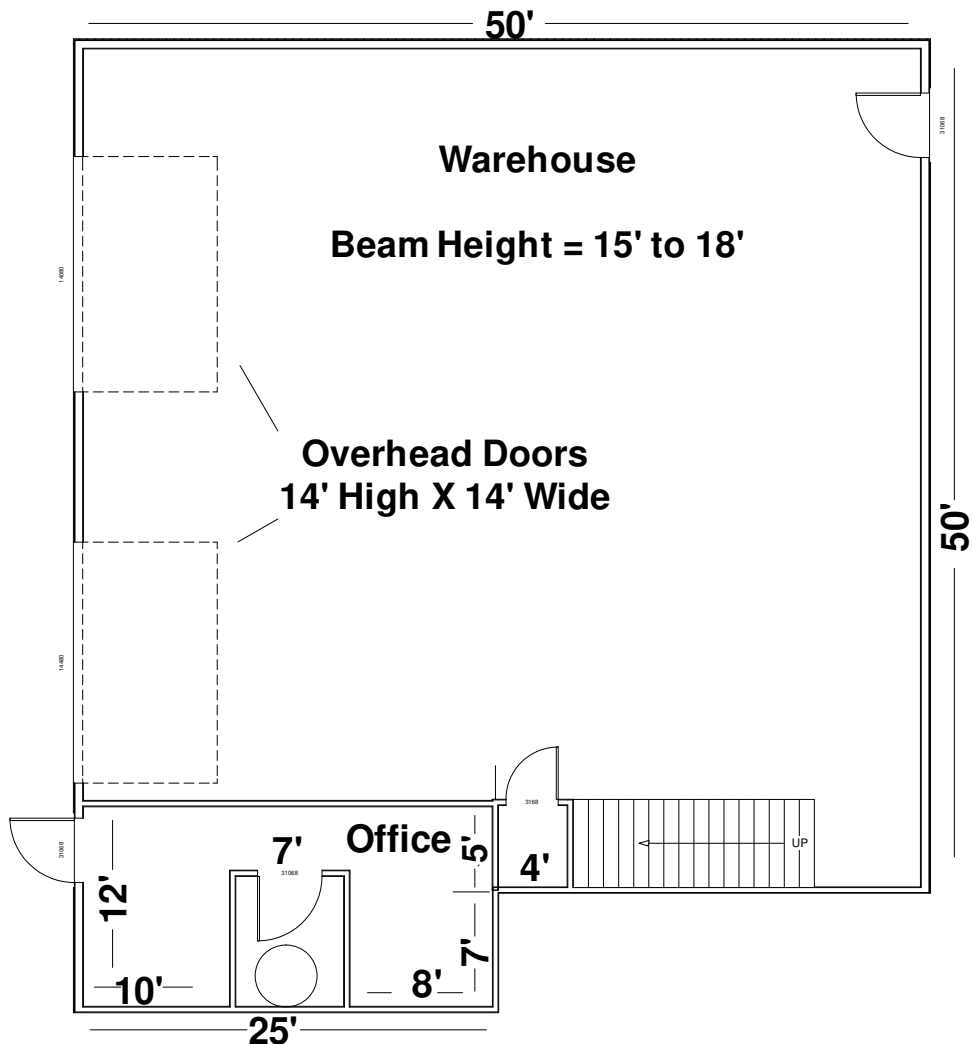
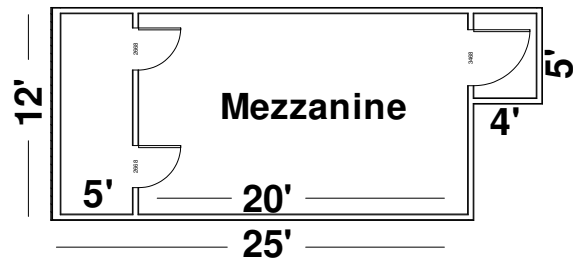




# 3415 South 1575 West Suite 2 Ogden, UT 84401

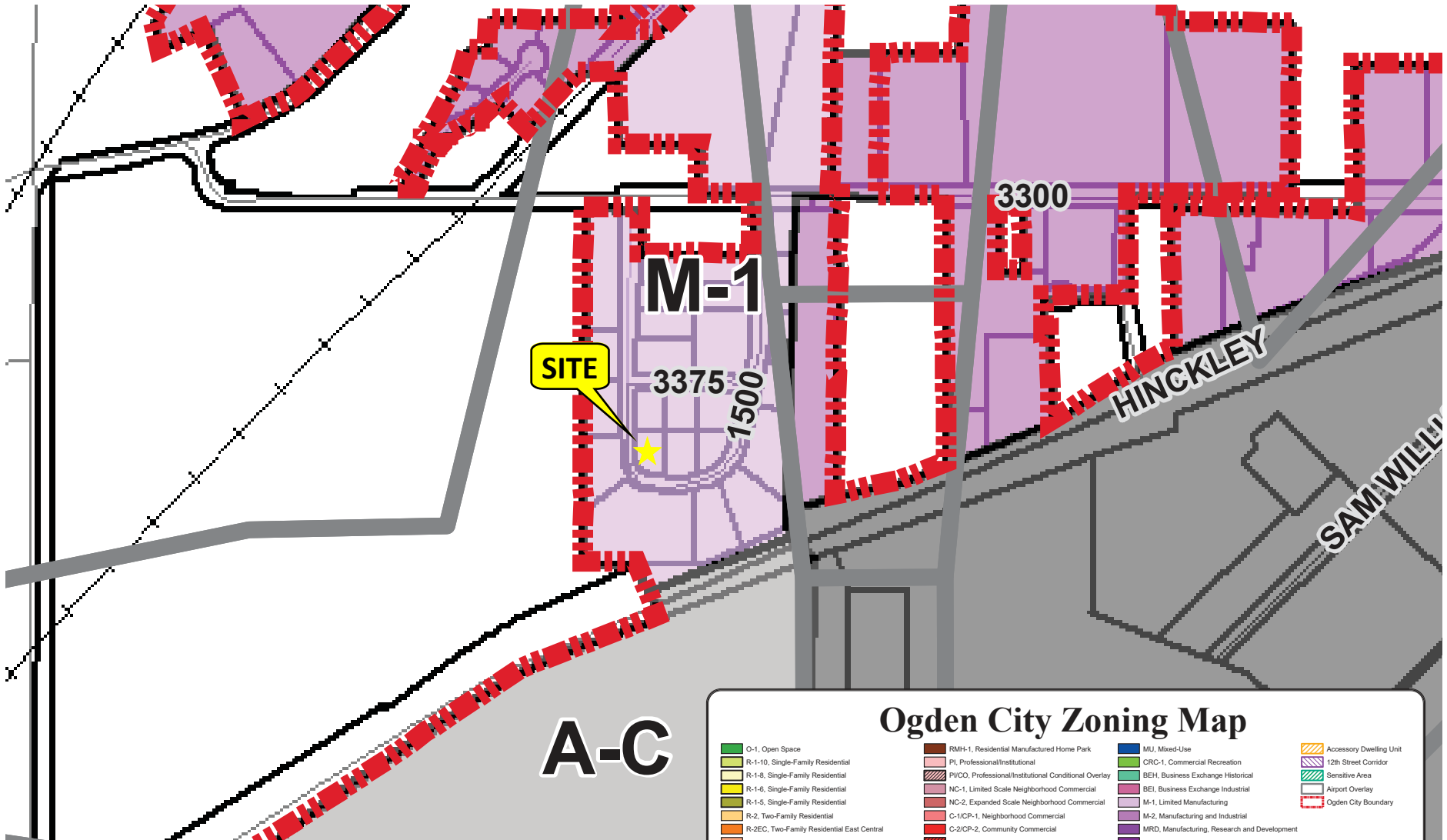
Office = 300 Sq Ft  
Warehouse = 2,375 Sq Ft  
Mezzanine = 300 Sq Ft

Total = 2,975 Sq Ft



# Ogden City Zoning

3415 S 1575 W #2, Ogden UT 84401



\* 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	P/ICO, Professional/Institutional Conditional Overlay	BEH, Business Exchange Historical	Sensitive Area
R-1-6, Single-Family Residential	NC-1, Limited Scale Neighborhood Commercial	BEI, 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-1, 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 City Planning  
Prepared by Ogden City Planning  
Updated July 2016