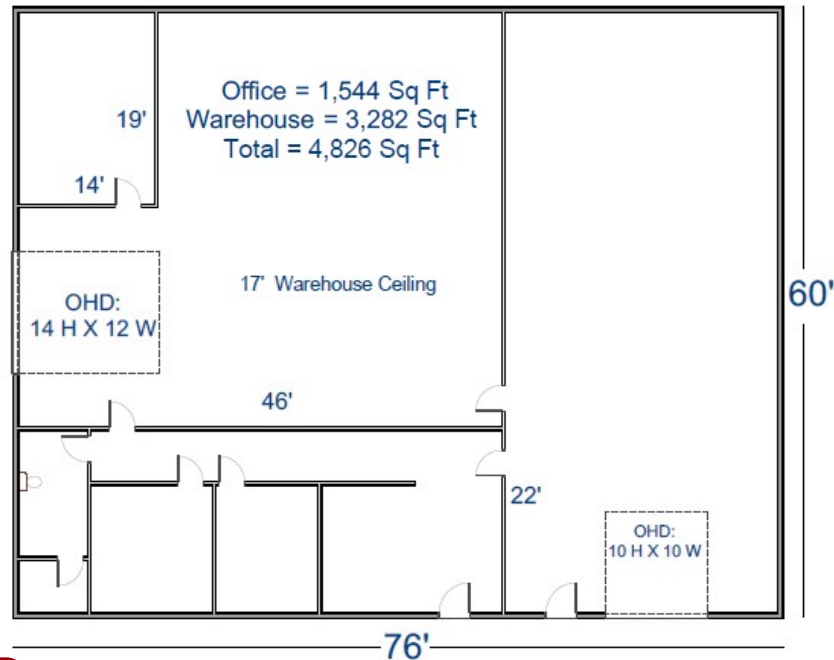




**FOR LEASE**

### Property Features

- Zoned Ogden City C-2
- ± 4,826 Square Feet Total
- Warehouse with Office/Showroom
- Located Just Off Busy Wall Ave
- Overhead Doors
- High Traffic Area
- Tenant Improvements Negotiable
- MLS #1730700



**Lease Price: \$2,425.00/Month**



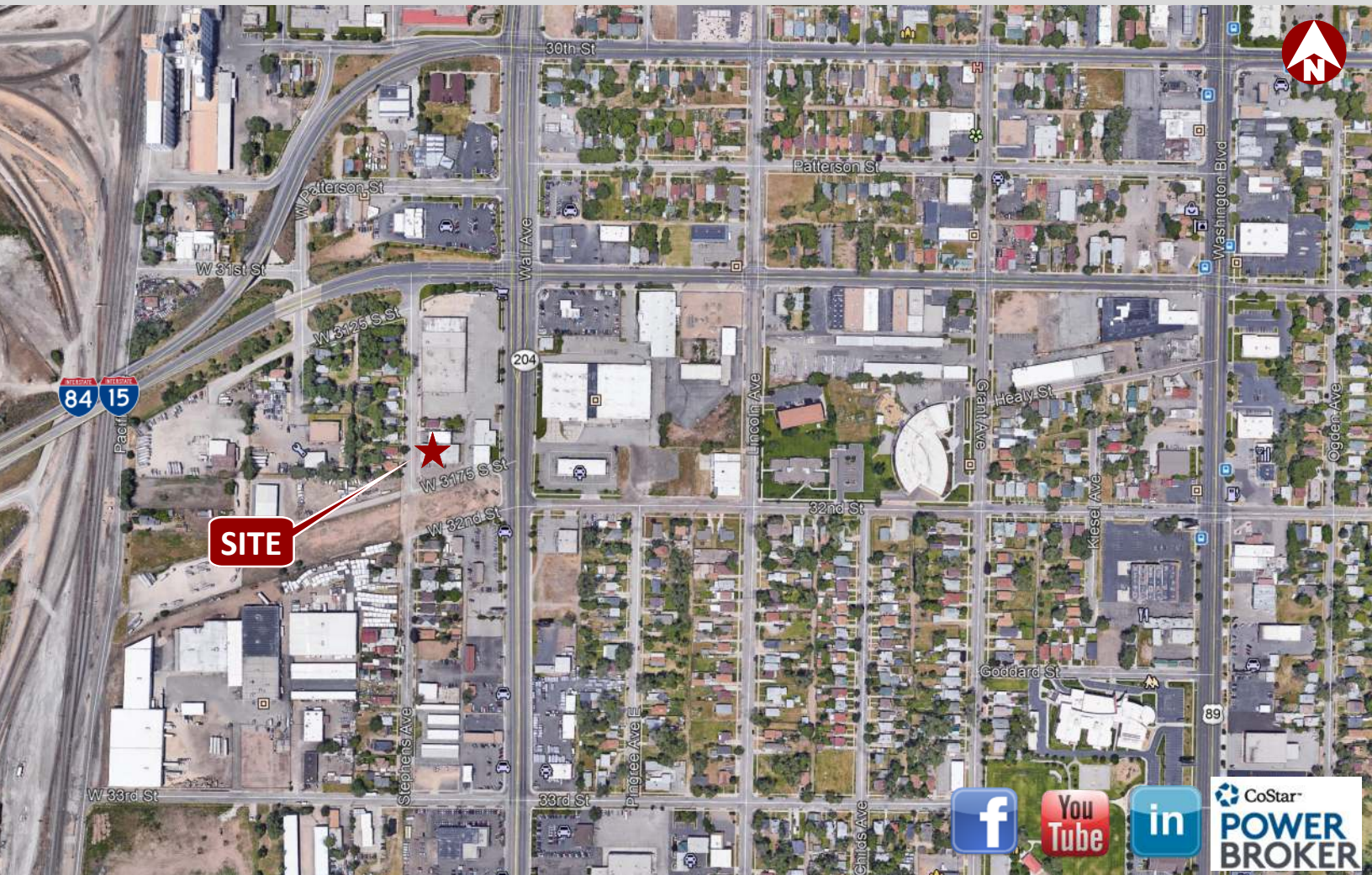
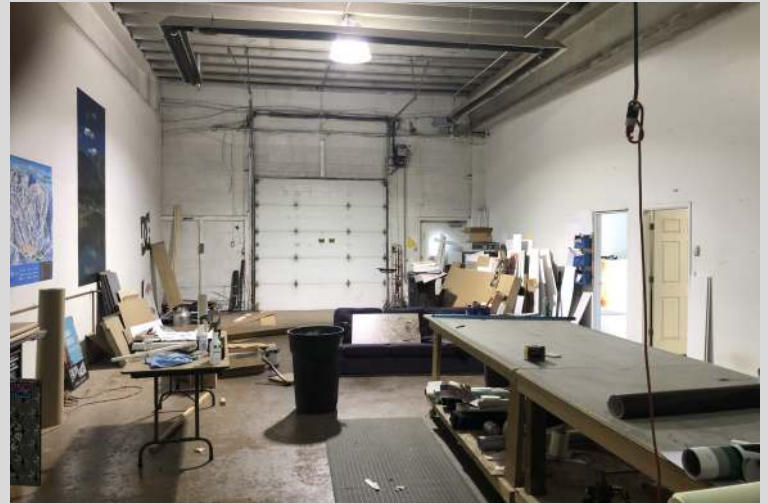
[www.crestutah.com](http://www.crestutah.com)

**Contact Us**

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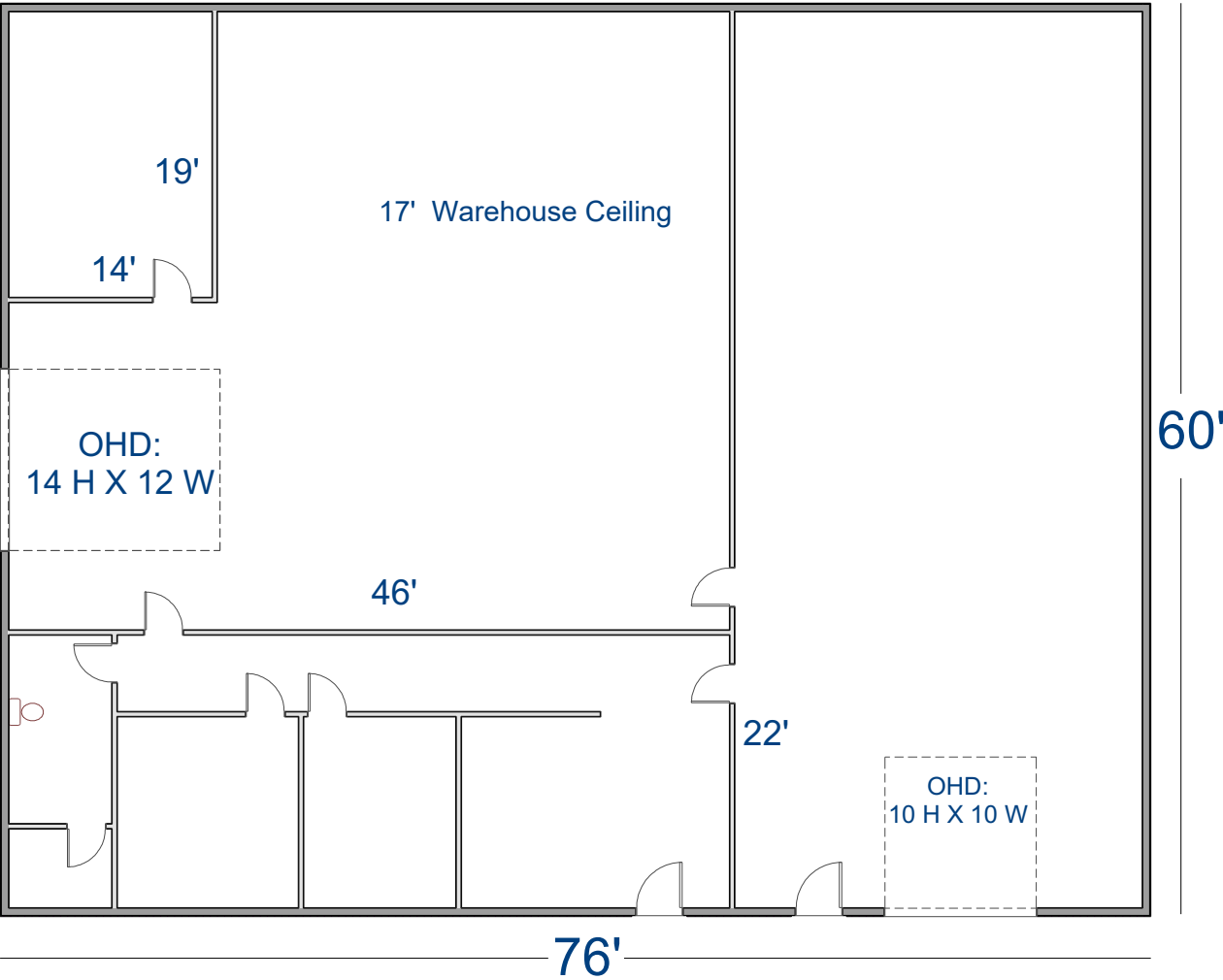
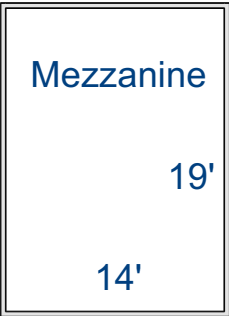
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142 W 3175 S  
Ogden, UT 84401

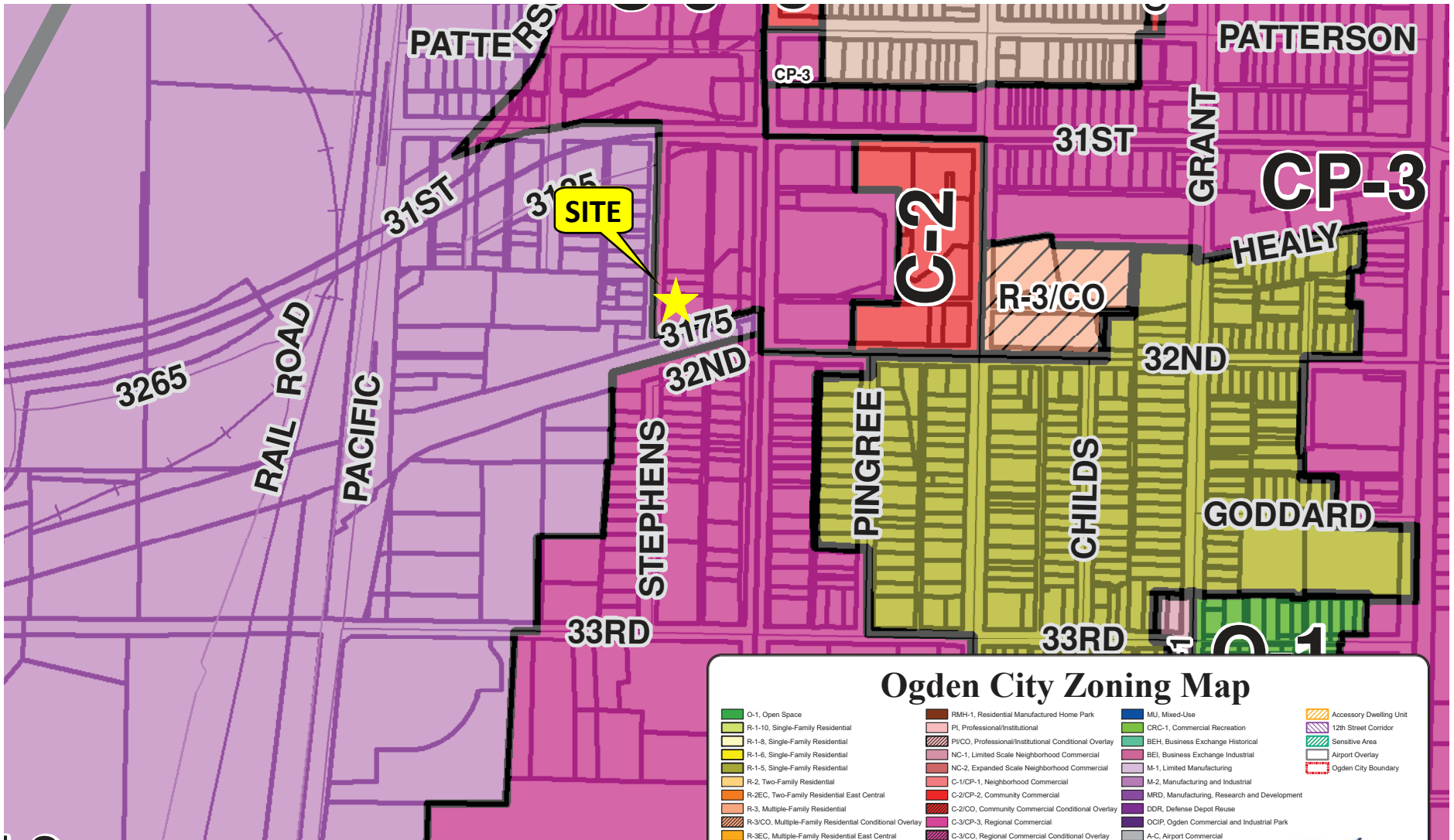
Office = 1,544 Sq Ft  
Warehouse = 3,282 Sq Ft  
Total = 4,826 Sq Ft





# Ogden City Zoning

142 W 3175 S, 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

<ul style="list-style-type: none"> <li>O-1, Open Space</li> <li>R-1-10, Single-Family Residential</li> <li>R-1-8, Single-Family Residential</li> <li>R-1-6, Single-Family Residential</li> <li>R-1-5, Single-Family Residential</li> <li>R-2, Two-Family Residential</li> <li>R-2EC, Two-Family Residential East Central</li> <li>R-3, Multiple-Family Residential</li> <li>R-3/CO, Multiple-Family Residential Conditional Overlay</li> <li>R-3EC, Multiple-Family Residential East Central</li> <li>R-4, Multiple-Family Residential</li> <li>R-4/CO, Multiple-Family Residential Conditional Overlay</li> <li>R-5, Multiple-Family Residential</li> </ul>	<ul style="list-style-type: none"> <li>RMH-1, Residential Manufactured Home Park</li> <li>PI, Professional/Institutional</li> <li>PI/CO, Professional/Institutional Conditional Overlay</li> <li>NC-1, Limited Scale Neighborhood Commercial</li> <li>NC-2, Expanded Scale Neighborhood Commercial</li> <li>C-1/CP-1, Neighborhood Commercial</li> <li>C-2/CP-2, Community Commercial</li> <li>C-2/CO, Community Commercial Conditional Overlay</li> <li>C-3/CP-3, Regional Commercial</li> <li>C-3/CO, Regional Commercial Conditional Overlay</li> <li>CBD, Central Business District</li> <li>CBD/CO CBD Conditional Overlay</li> <li>CBDI, CBD Intensive District</li> </ul>	<ul style="list-style-type: none"> <li>MU, Mixed-Use</li> <li>CRC-1, Commercial Recreation</li> <li>BEH, Business Exchange Historical</li> <li>BEI, Business Exchange Industrial</li> <li>M-1, Limited Manufacturing</li> <li>M-2, Manufacturing and Industrial</li> <li>MRD, Manufacturing, Research and Development</li> <li>DDR, Defense Depot Reuse</li> <li>OCIP, Ogden Commercial and Industrial Park</li> <li>A-C, Airport Commercial</li> <li>A-I, Airport Industrial</li> </ul>	<ul style="list-style-type: none"> <li>Accessory Dwelling Unit</li> <li>12th Street Corridor</li> <li>Sensitive Area</li> <li>Airport Overlay</li> <li>Ogden City Boundary</li> </ul>
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0 1,000 2,000 4,000 6,000 8,000 Feet

Prepared by Ogden City Planning Updated February 2018