

Rulon White

2241 N Rulon White Blvd, Ogden, UT 84404

ASKING PRICE

\$6,940,800

Sept. 15, 2026 broker account export

THE OFFERING

Four-building industrial campus

A multi-tenant industrial campus at Rulon White Boulevard and 2350 North, positioned approximately 1.5 miles from I-15 Exit 343. The campus improvements are offered separately from adjacent marketed Lots 2 and 3.

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\$6,940,800

SITE AREA

4.22 acres

GROSS AREA

47,593 SF

01 Four buildings A-D

02 46,272 rentable SF

03 M-1 zoning

04 Multi-tenant NNN investment

05 Ample parking

06 Corner location and I-15 access

Offering figures are dated to the Sept. 15, 2026 broker account export. Adjacent vacant lots are separate offerings.

BUILDING, SITE & ACCESS

Building and site record

BUILDING A	3,000 SF
BUILDING B	32,287 SF
BUILDING C	6,766 SF
BUILDING D	4,915 SF
A-D SCHEDULE TOTAL	46,968 SF
GROSS BUILDING AREA	47,593 SF
NET RENTABLE AREA	46,272 SF
SITE AREA	4.22 acres
BUILDINGS	Four
UNITS	Five
YEAR BUILT / IMPROVED	1975-2005
APN	19-495-0001
ZONING	M-1
CORNER FRONTAGE	Approx. 350 feet on 2350 North / 474 feet on Rulon White Blvd
INTERSTATE ACCESS	Approx. 1.5 miles to I-15 Exit 343

Area measures are presented with their stated source labels.

INVESTMENT & SCOPE

Investment and offering scope

ASKING PRICE	\$6,940,800
INVESTMENT TYPE	Net lease
LEASE STRUCTURE	NNN
TENANCY	Multi-tenant
REPORTED NOI	Approximately \$327,000
GROUND LEASE	No
SALE CONDITION	1031 exchange
BROKER CO-OP	Yes
OPPORTUNITY ZONE	No
LEGAL LOT	Lot 5, Weber Industrial Park Plat A, 3rd Amendment
ADJACENT SALE OFFERS	Marketed Lot 2 and marketed Lot 3 are separate offers

Underwriting and expansion

Review current leases, rent roll, occupancy, operating statements, recoveries and tenant obligations. Adjacent Lots 2 and 3 may be considered separately or with the campus, subject to confirmed scope and pricing.

Income and tenancy statements are broker marketing information. Buyer to verify zoning, access, utilities, title and development requirements.