

33431 Brewster Rd. ~ Lebanon, OR 97355**Property Features**

Category: For Sale
 Type: Industrial
 Sub-Type: Industrial -
 Manufacturing
 Asking Price: 1,995,000.00

**Property Details****INDUSTRIAL MANUFACTURING FACILITY**

+/- 48,000 SF Industrial Manufacturing facility on +/- 11.78 acres of Heavy Industrial (HI) zoned ground. 16' eave height, insulated steel constructed building. Property features include office space, production over-site area, break-room, and restrooms. The facility has numerous grade level doors, including 3 - truck well dock doors. There is heavy 480V/3 Phase power throughout the facility. +/- 24,000 SF of facility is sprinkled from onsite pond and pump system. Facility has 5-heat exchangers in warehouse area. HVAC served office area, dust collection system, and 2-Rotary Screw Compressors with Air Dryer. Seller will consider contract sale for qualified buyer.

Purchase Price: \$1,995,000.00

Lease Rate: \$.35/SF/Mo./NNN

Location Details

Lebanon, Oregon

Property Highlights

- Office space
- Insulated steel constructed building
- Grade level doors
- Production over-site area
- Heavy 480V/3 Phase power
- Heavy Industrial (HI) zoned ground

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