

## 3750 Marion Street SE. Albany, OR 97321



### Property Features

Category: For Sale  
Type: Industrial  
Sub-Type: Industrial -  
Distribution  
Warehouse  
Asking Price: 3,250,000.00



## 100% Leased Industrial Distribution Facility

### Property Details

#### LEASED INDUSTRIAL INVESTMENT PROPERTY AVAILABLE FOR SALE:

Leased Investment Property - Industrial distribution property comprised of approximately 100,000+/- SF building on 7.43+/- acres of Light Industrial (LI) zoned ground. Facility is currently 100% leased to long term tenants. The tenants are currently using the active rail spur located on the site, building is completely sprinkled, has heavy amperage 480V/3 phase power, 3 - grade level, 2 - truck wells, and 1-dock high doors. New metal siding, 3,000+/- SF of total office space on 2 - levels that includes numerous offices, restrooms, and break areas. Trailer parking and fenced and gated storage area. This is a great investment opportunity. **TENANT AND FINANCIAL INFORMATION SHALL ONLY BE PROVIDED TO QUALIFIED BUYERS.**

**PURCHASE PRICE:** \$3,250,000.00

### Location Details

Located on Marion Street SE, in Albany, OR 97321

### Property Highlights

- Leased Industrial Investment Property
- 100,000+/- SF building on 7.43+/- acres
- Long term tenants
- Active rail spur - B&N and Union Pacific access

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