

FOR LEASE

INDUSTRIAL MANUFACTURING FACILITY

6435 OLD SALEM ROAD NE ~ ALBANY, OR 97321



OFFERING SUMMARY

- Two Industrial Manufacturing buildings totaling +/- 14,400 SF on +/-2.00 acres of Light Industrial (LI) zoned ground.
- **Building (A)** - Steel constructed +/-7,200 SF Industrial / Manufacturing building, small upper and lower office space and restroom.
- **Building (B)** - Steel constructed +/-7,200 SF clear span Industrial Manufacturing building with additional covered storage areas.
- **Both buildings have:**
 - Heavy 480V/3/phase power, grade level doors.
 - Clear span buildings with +/-20' eave height.
 - Huge truck parking with security fenced and gated yard space.
 - I-5 and Albany access within seconds.
- **Lease Rate Buildings: \$0.45/SF/per/mo. NNN.**
- **Lease Rate Yard Area: negotiable.**

FOR MORE
INFORMATION
PLEASE CONTACT

Jim O'Bryant, Principal Broker

NW|Commercial Services, LLC.
800-693-1085 Office | 503-586-2004 Fax

www.nwcommercialservices.com
Jim@nwcommercialservices.com

Sales Leasing Investment Development



Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, however we do not guarantee it. All information should be verified prior to purchase or lease.

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Project specifications

Site Size:	± 87,120 SF (+/-2.00 acres)
Total combine building size:	± 14,400 SF
Building (A) size	± 7,200 SF steel constructed Industrial Manufacturing space
Building (B) size:	± 7,200 SF, steel constructed Industrial Manufacturing space
Office: Building (A):	Small upper / lower level office, restroom and storage area
Floors:	Reinforced concrete floors
Year built:	1991
Eave height:	± 20'
Grade doors building (A):	(2) - 16'W x 14'H
Grade doors building (B)	(2) -16'W x 14'H, (1)- 14'H x 12'W, (1)- 12'W x 10'H, (1)-10'W x 9' H
Insulation:	Office walls & roof building: (A), vapor barrier building: (B)
Warehouse lighting	Mercury halide
Power:	Heavy amperage 480/V3 phase power, well distributed throughout
Jib cranes:	Building (A): 6 - 1000 lbs - Building (B): 8 - 1000, 2 - 600 lbs capacity
Yard area:	Truck parking, heavy rocked, security fenced and gated yard
Services:	Building (A) City served water/sewer
Zoning:	Light Industrial (LI)
Taxes:	Approx. \$9,444.00 - 2015 Property Taxes
Additional:	Both buildings plumbed for air, building (A) large air storage tank

General Information

County:	Linn	NW Commercial Services, LLC. 4985 Battle Creek Rd SE Ste 101 Salem, Oregon 97302
State:	Oregon	
Tax Account(s):	0042636	



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PLAT MAP - APPROXIMATE LEASE AREA



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- Tax Account: 0042636
- Tax Lot(s): 2100
- Year built: 1991
- Building (A) on public water/sewer services
- Fenced and gated yard area +/- 2.00 acres
- 2015 Real Property taxes approx. +/- \$9,444.00

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Investment

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