



# FOR SALE

## INDUSTRIAL MANUFACTURING FACILITY

320 QUEEN AVENUE SW  
ALBANY, OR

PRICE: \$1,350,000.00

LEASE BUILDING (A)  
\$7,250.00/Mo. NNN



### SUMMARY:

- Two Industrial Manufacturing buildings totaling +/-16,800 SF on +/- .89 acres of Light Industrial (LI) zoned ground.
- **Building (A)** consists of +/-4,800 SF of combine upper and lower level professional office space; +/-5,600 SF of high-end manufacturing space. This building also available for lease.
- **Building (B)** consists of +/-6,400 SF of Industrial Manufacturing space. Owner will consider leasing this space back at approved rate, terms and conditions.
- **Both buildings** have Heavy 3/phase power, grade level doors, gas heat, +/-15'-20' eave height, ample asphalted customer and employee parking, easy access to 1-5 and downtown.



FOR MORE INFORMATION CONTACT:

**Jim O'Bryant | Principal Broker**

**NW | Commercial Services, LLC.**

800-693-1085 Office | 503-586-2004 Fax

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### Project specifications

Site Size:	±38,768 SF (.89 acres)
Warehouse size:	±5,600 SF Building (A) & +/-6,400 SF Building (B)
Office size:	± 4,800 SF of combine main & upper level offices in Building (A)
Warehouse heat:	Gas heat in warehouses (A) and (B)
Insulation:	Ceilings - walls in Building (A)
Office Heat:	HVAC served offices, Building (A)
Year built:	2007 Building (A) - 1990's Building (B)
Eave height:	+/-15' - 20'
Grade doors:	Numerous grade level door
Truck well doors	None
Ramp high loading:	None
Warehouse lighting	Fluorescent
Power:	480V 3/ phase heavy power in both buildings
Truck parking:	Limited parking for trucks
Parking spaces:	Plenty of asphalted on-site parking for customers and employees
Services:	Buildings on city services
Zoning:	Light Industrial (LI)
Taxes:	\$17,373.00 - 2016 property taxes
Additional:	Separate access to offices

### General Information

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- City: Albany
- County: Linn, OR
- Tax Account: 94975
- Tax Lot: #400
- Map: 11S.03W.07

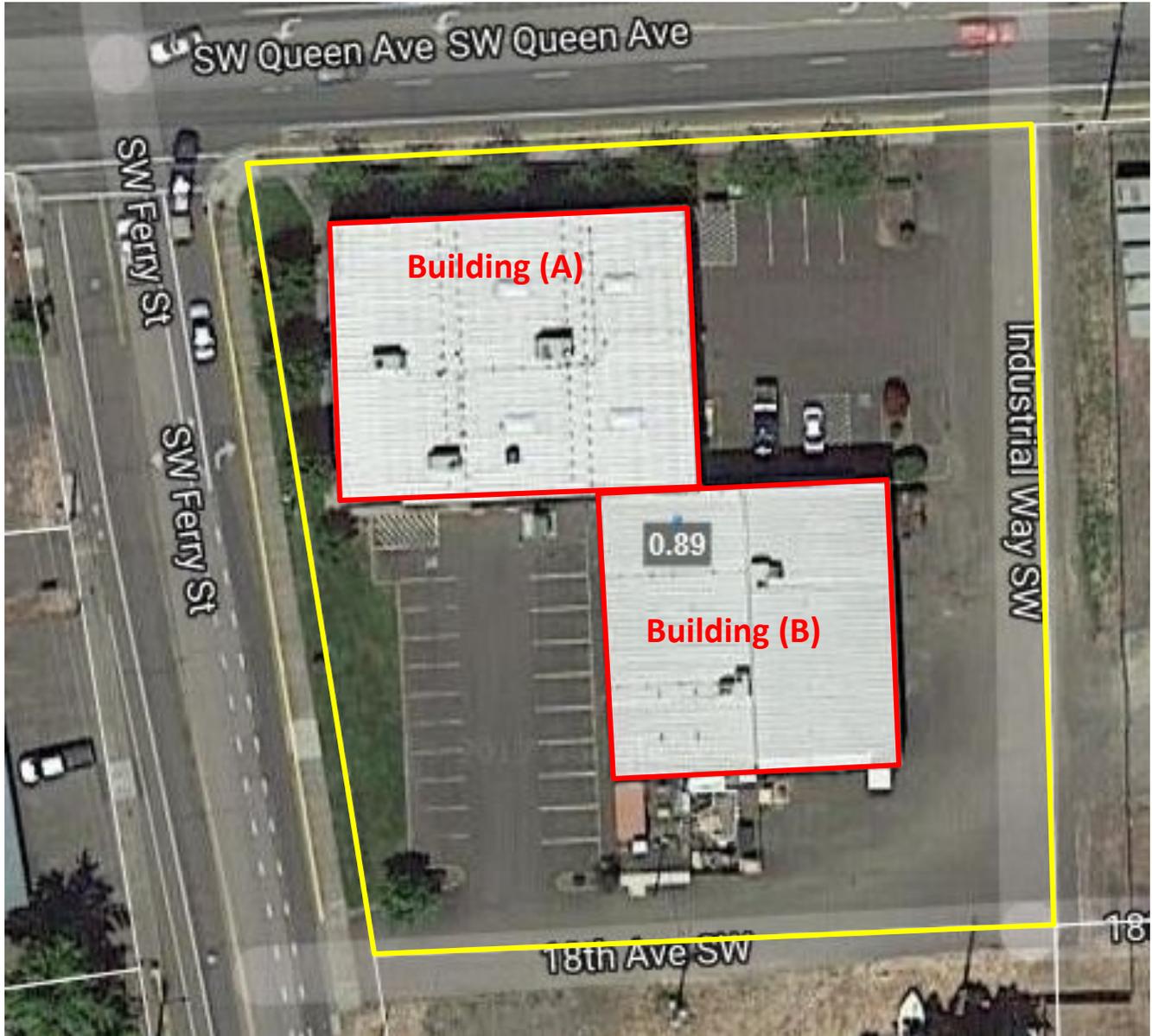


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### Aerial Plat Map



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