



FOR SALE

INDUSTRIAL INVESTMENT PROPERTY

1534 - 1556 INDUSTRIAL WAY
ALBANY, OR

PRICE: \$525,000.00



SUMMARY:

- 2 - +/-5,400 SF buildings totaling +/- 10,800 SF
- 5 - individual warehouse spaces, 100% leased
- +/- 1.00 acre of Light Industrial (LI) zoned ground
- Each unit has small office and restroom
- Each unit has grade level door
- Heavy 3/phase power
- Gas heat in warehouse areas
- Asphalted customer - employee parking
- Security fenced and gated yard, easy access to downtown



FOR MORE INFORMATION CONTACT:

Jim O'Bryant | Principal Broker

NW | Commercial Services, LLC.

503-991-2271 Cell | 503-586-2000 Office

Jim@nwcommercialservices.com

WWW.nwcommercialservices.com

All information contained is from sources deemed reliable and is provided without any representation, warranty or guarantee to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to square footages, income statements, expenses, property boundary lines. Consult your attorney, accountant, or other professional advisor. All information is subject to change without notice.



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- County: Linn, OR
- Tax Account: 413043
- Tax Lot: 2614
- Property Tax 2018: \$7,492.00
- Year built: 1977
- Services: City of Albany

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