



FOR SALE

LEASED INDUSTRIAL COMPLEX

2200 - 2290 THREE LAKES RD
ALBANY, OR 97322

**HUGE PRICE
REDUCTION**

PRICE: \$2,000,000.00

6.6% CAP RATE

\$40.15/SF



SUMMARY:

- 90% Leased Industrial Investment
- Rents well under market, most tenants on month-to-month
- +/-49,820 SF Industrial complex
- +/-3.56 acres, two tax parcels
- Light Industrial (LI) zoned
- 9 - Industrial spaces, 1 - Residential Home
- Septic holding tanks, ground well served
- Eave heights ranging from +/-14' - 18'
- Asphalt customer and employee parking
- Access within minutes to I-5 and Santiam Hwy



FOR MORE INFORMATION CONTACT:

Jim O'Bryant | Principal Broker

NW | Commercial Services, LLC.

503-586-2000 Office | 503-586-2004 Fax

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.



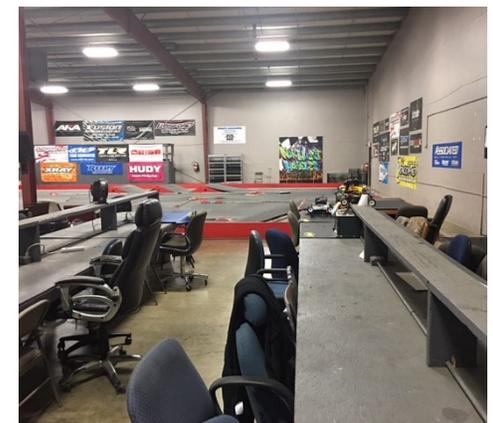
FOR SALE

LEASED INDUSTRIAL COMPLEX

Building 2200



Building 2220



Building 2224



Jim@nwcommercialservices.com

WWW.nwcommercialservices.com

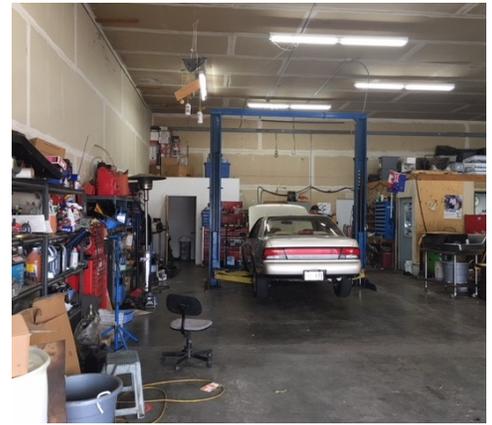
All information contained is from sources deemed reliable and is provided without any representation, warranty or guarantee to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to square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



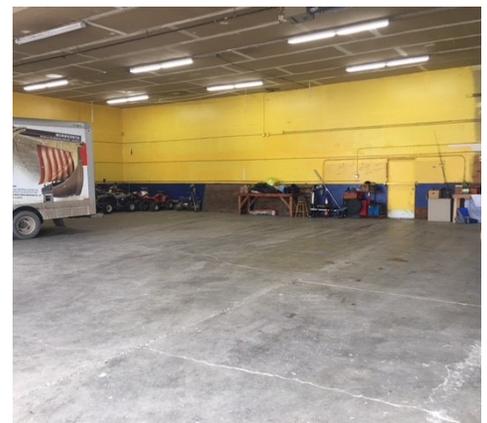
FOR SALE

LEASED INDUSTRIAL COMPLEX

Building 2250



Building 2260



Building 2280



Jim@nwcommercialservices.com

WWW.nwcommercialservices.com

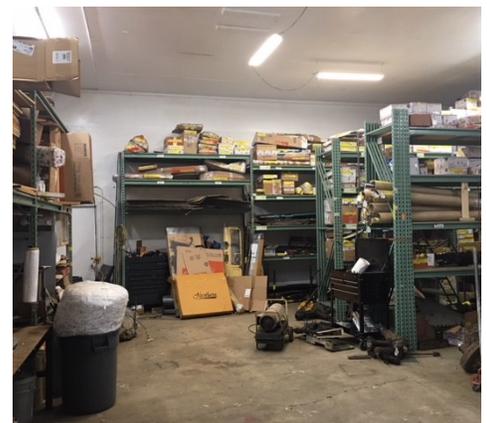
All information contained is from sources deemed reliable and is provided without any representation, warranty or guarantee to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to square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



Building 2282 - 2286



Building 2282 - 2286



Building 2290

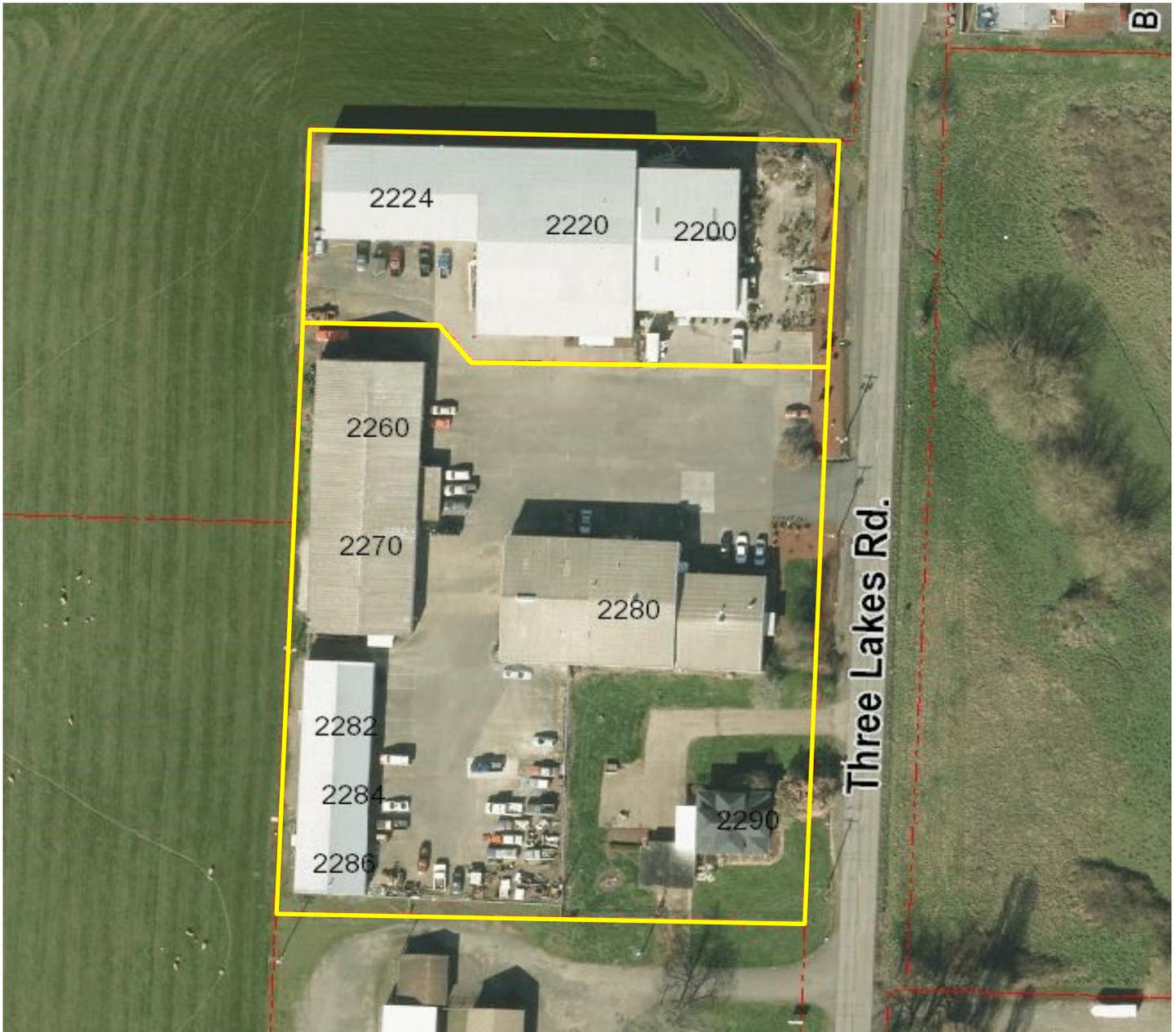




FOR SALE

LEASED INDUSTRIAL COMPLEX

Aerial Plat Map



FOR MORE INFORMATION CONTACT:

Jim O'Bryant | Principal Broker

NW | Commercial Services, LLC.

503-586-2000 Office | 503-586-2004 Fax

- City: Albany
- County: Linn, OR
- Tax Account: 112090 & 781318
- Tax Lot: #701 & #715
- Map: 11S.03W.16



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.