



FOR SALE

INDUSTRIAL PROPERTY

31914 ROLLAND DRIVE
TANGENT, OR 97389

PRICE: \$880,000.00



SUMMARY:

- +/-6,000 SF insulated steel constructed Industrial building
- +/-2.79 acres, two tax parcels
- Highway - Commercial - Industrial zoned (HC/I)
- +/-1,000 SF of combine waiting, office, breakroom, restrooms
- +/-1,000 SF upper level mezzanine space
- 2 - grade level doors, gas heat, 1 - ton jib crane
- +/- 15' eave height, single phase power, fluorescent lighting
- Asphalt customer and employee parking
- Rocked and fenced yard, easy access to Hwy 34, Hwy 99E, I-5
- High exposure - Property located in 100 yr. floodplain



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



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Aerial Plat Map



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- City: Tangent
- County: Linn, OR
- Tax Account: 349262 & 226007
- Tax Lot: #116 & #105
- Map: 12S.04W.01



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