



# FOR LEASE

## INDUSTRIAL PROPERTY

32080 OLD HWY 34  
TANGENT, OR 97389

**LEASE RATE:**  
**\$.45/SF/MO. NNN**



### SUMMARY:

- +/-28,800 SF steel constructed Industrial building
- Currently dry-storage with no restrooms, offices or water
- +/--.25 acres of shared parking area
- General - Industrial zoned (GI)
- +/-800 amps of 240V/3 phase power
- Grade level doors, possible use of existing rail-spur
- +/- 16' eave height
- Additional office and warehouse available in future
- Access Hwy 99E, Hwy 34 and I - 5 within minutes



### FOR MORE INFORMATION CONTACT:

**Jim O'Bryant | Principal Broker**

**NW | Commercial Services, LLC.**

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

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### Aerial Plat Map



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

- City: Tangent
- County: Linn, OR
- Tax Account: 222600
- Tax Lot: # 2102
- Map: 12S.03W.06



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