



# FOR LEASE

## INDUSTRIAL PROPERTY

**3650 MARION STREET SE  
ALBANY, OR 97321**

**LEASE RATE:  
\$.60/SF/ Mo. NNN**



### SUMMARY:

- +/-11,250 SF insulated steel constructed Industrial building
- +/-2.16 acres of Light Industrial (LI) zoned ground
- Upper and lower level offices, storage, parts and apartment
- +/-800 amps 480V/3 phase power
- +/-16' eave height - clear-span building
- 14' X 14' grade level door, gas heat system in warehouse
- HVAC served office area, fluorescent lighting in warehouse
- Ample customer, employee and truck parking
- Security gated entryway; additional storage buildings
- Easy access to Hwy 99, Hwy 34 and I - 5



**FOR MORE INFORMATION CONTACT:**

**Jim O'Bryant | Principal Broker**

**NW | Commercial Services, LLC.**

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

[Jim@nwcommercialservices.com](mailto:Jim@nwcommercialservices.com)

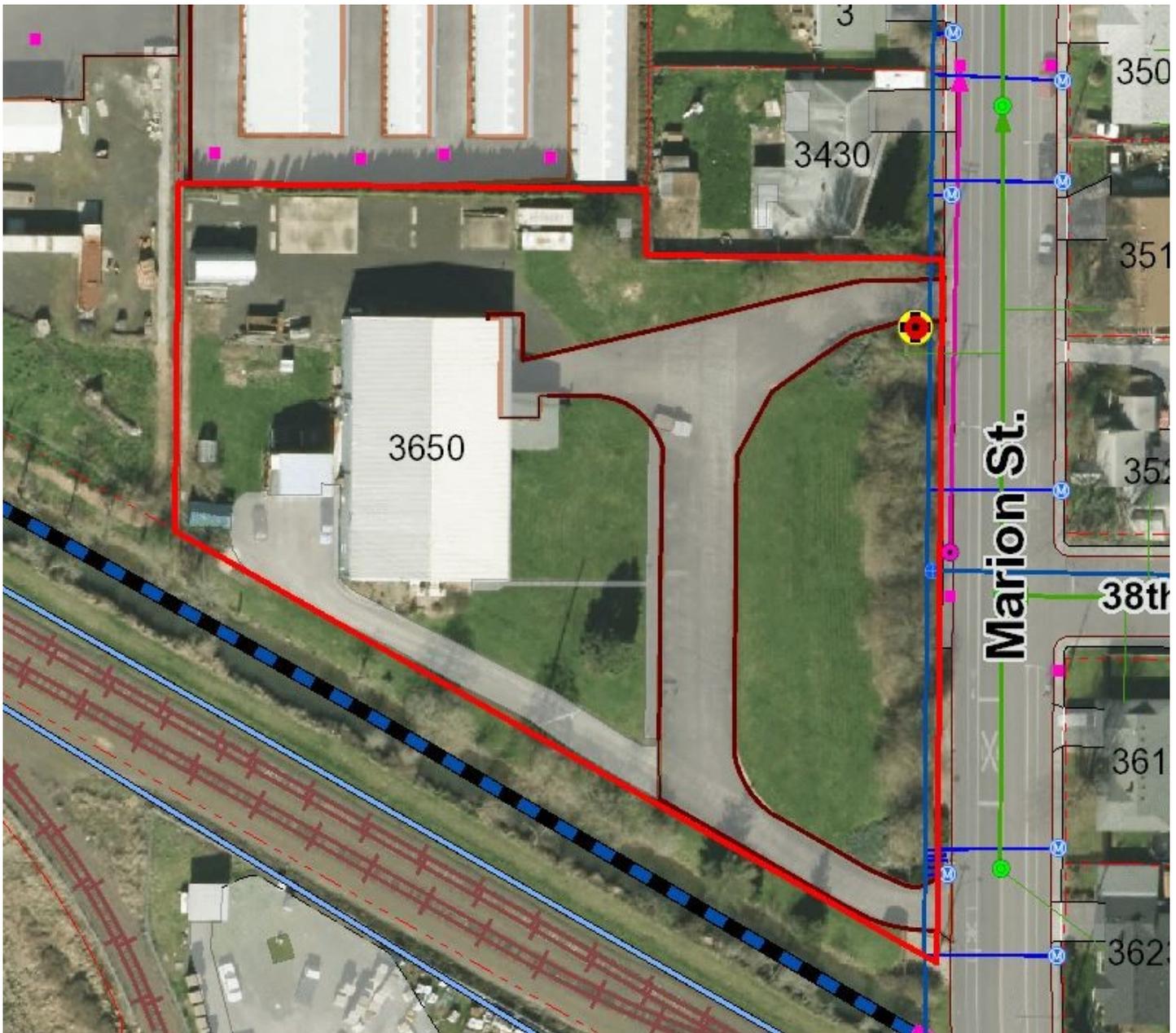
[WWW.nwcommercialservices.com](http://WWW.nwcommercialservices.com)



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### Aerial Plat Map



**FOR MORE INFORMATION CONTACT:**

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

- City: Albany
- County: Linn, OR
- Tax Account: 776409
- Tax Lot: 503
- Map: 11S.03W.18



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