



FOR LEASE

INDUSTRIAL MANUFACTURING - DISTRIBUTION SPACE

30255 HWY 34 SW
ALBANY, OR 97322



LEASE RATE:
\$.80/SF/Mo. NNN

SUMMARY:

- +/- 6,000 SF east half of quality Industrial building available for lease
- Urban Development II (UDII) zoned
- Office space with great lighting and ADA restroom
- Numerous grade level roll-up doors
- +/-18' clear height in warehouse
- Covered lean-to storage off back of the building
- Compressor system to remain in the facility
- 208V/3 phase heavy power
- Freshly painted warehouse walls and floors
- Easy access to Hwy 34, Albany, Corvallis and I - 5
- Tenant solely responsible to independently verify all information
- Tenant to perform and rely on its own due diligence investigation



FOR MORE INFORMATION CONTACT:

Jim O'Bryant | Principal Broker
NW | Commercial Services, LLC.

4985 Battle Creek Rd SE. Ste. 101
Salem, OR 97302

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

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, zoning, income statements, expenses, property boundary lines. Consult your attorney, accountant, or other professional advisor. All information is subject to change without notice.



FOR LEASE

INDUSTRIAL MANUFACTURING - DISTRIBUTION SPACE

Aerial Plat Map



FOR MORE INFORMATION CONTACT:

Jim O'Bryant | Principal Broker
NW | Commercial Services, LLC.

4985 Battle Creek Rd SE. Ste. 101

Salem, OR 97302

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

- City: Albany
- County: Linn, OR
- Tax Account: 384616
- Tax Lot: 1800
- Map: 11S.04.W33



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, zoning, income statements, expenses, property boundary lines. Consult your attorney, accountant, or other professional advisor. All information is subject to change without notice.