



FOR SALE OR LEASE

SELLER FINANCING AVAILABLE!



3030 CALAPOOIA ST SW

Industrial Space: ± 131,094 SF Manufacturing/ Distribution Facility

3030 Calapooia St SW, Albany OR 97322

Located on a 7.73 acre site between 99E and I-5, this manufacturing/ distribution facility with heavy industrial zoning offers a warehouse/ office space, dock & grade level loading, rail served, heavy power (1,000 KVA), and ample on-site parking.

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SITE PLAN



PROPERTY DETAILS	
Total SF	± 131,094 SF
Office SF	~ 4,000 SF
Site Area	7.73 AC
Dock Loading	3 Dock Doors w/ In-Pit Levelers (ability to add more)
Grade Loading	3 Oversized Grade Doors
Clear Height	24'-28'
Heavy Power	1,000 KVA
Rail Served	Albany Eastern Rail Company (switches to both UP & BNSF)
Zoning	Heavy Industrial
Lease Rate	<i>\$0.70/SF (NNN)</i>
Sales Price	<i>Call Brokers for Pricing Guidance</i>



CLICK FOR PROPERTY PHOTOS & VIDEO

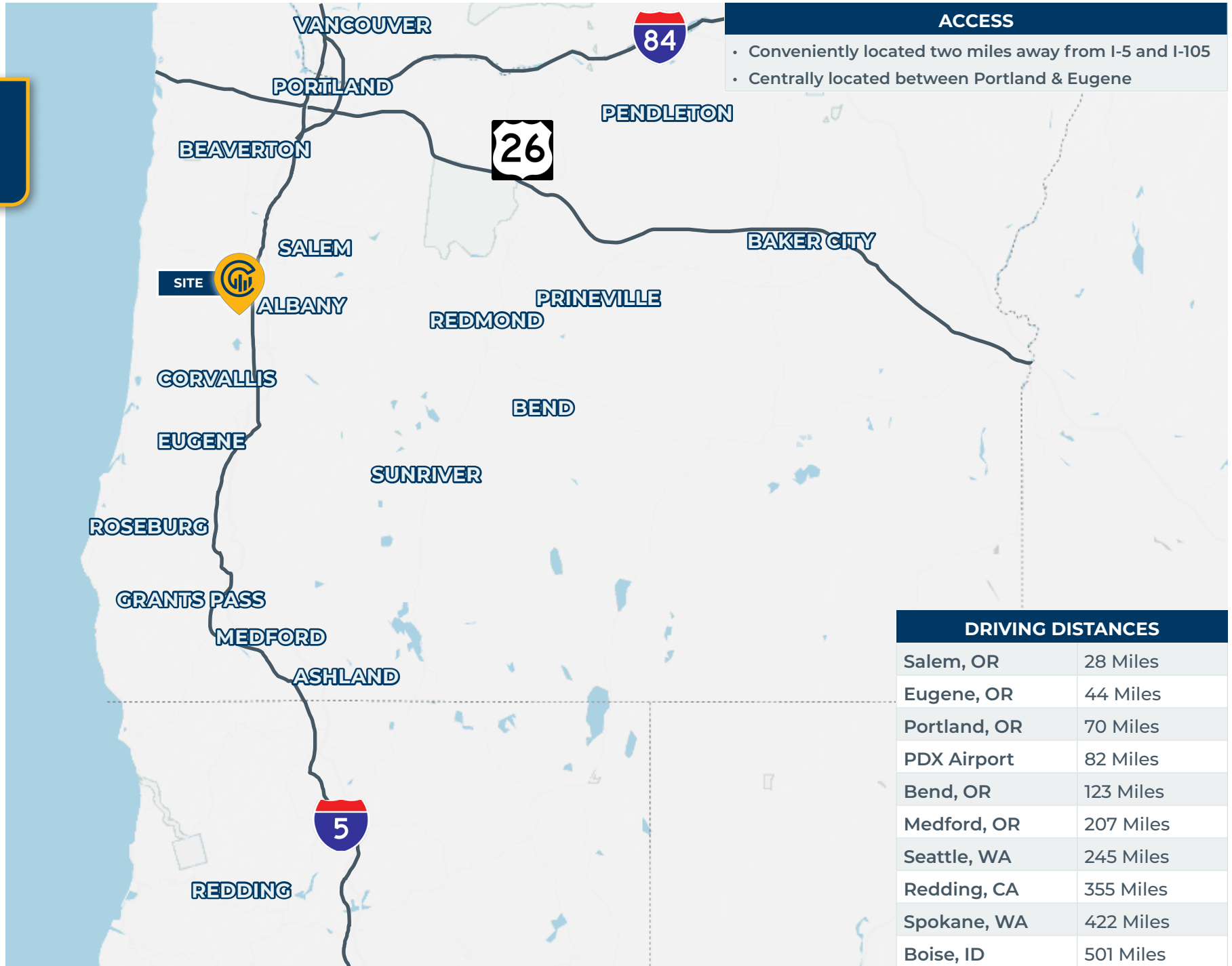
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LOCATION MAP



ACCESS

- Conveniently located two miles away from I-5 and I-105
- Centrally located between Portland & Eugene

DRIVING DISTANCES	
Salem, OR	28 Miles
Eugene, OR	44 Miles
Portland, OR	70 Miles
PDX Airport	82 Miles
Bend, OR	123 Miles
Medford, OR	207 Miles
Seattle, WA	245 Miles
Redding, CA	355 Miles
Spokane, WA	422 Miles
Boise, ID	501 Miles



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