

# 3344 Washburn Way

Klamath Falls, OREGON

FOR LEASE



## Angie Mombert

Principal Broker, Licensed in Oregon

**541.408.3543**

**[angie.mombert@remax.net](mailto:angie.mombert@remax.net)**

RE/MAX Key Properties | 541.728.0033 | 42 NW Greenwood Ave | Bend



## Offering Summary

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Excellent exposure along Washburn Way. This metal building combines a versatile mix of office, retail, and shop space—perfect for a business that needs both customer-facing and operational areas. The shop features tall ceilings, oversized doors, and a mezzanine for additional storage. The majority of the property is enclosed with secure fencing and wide rolling gates, offering drive-through access in the yard for trucks and larger vehicles, allowing for easy circulation without the need to back out. The warehouse is heated, and the front office and showroom areas are equipped with both heat and A/C. This property offers strong functionality in a prime commercial corridor.

- Total Building Square Footage: 6,050 SF
- 4170 SF heated warehouse space with an additional 2970 SF covered area with wash rack
- Two 14' roll up doors
- 1,880 SF heated & cooled office/retail area
- Alarm system
- Freespan roof
- Mezzanine storage area above office/retail area
- Asking Rate: \$.71/sf/month
- NNN : estimated at \$.21/sf/month
- Available 4/1/26
- Single phase 200 amp electrical
- Equipped with hard-piped compressed air lines
- 1.73 acres with fenced yard

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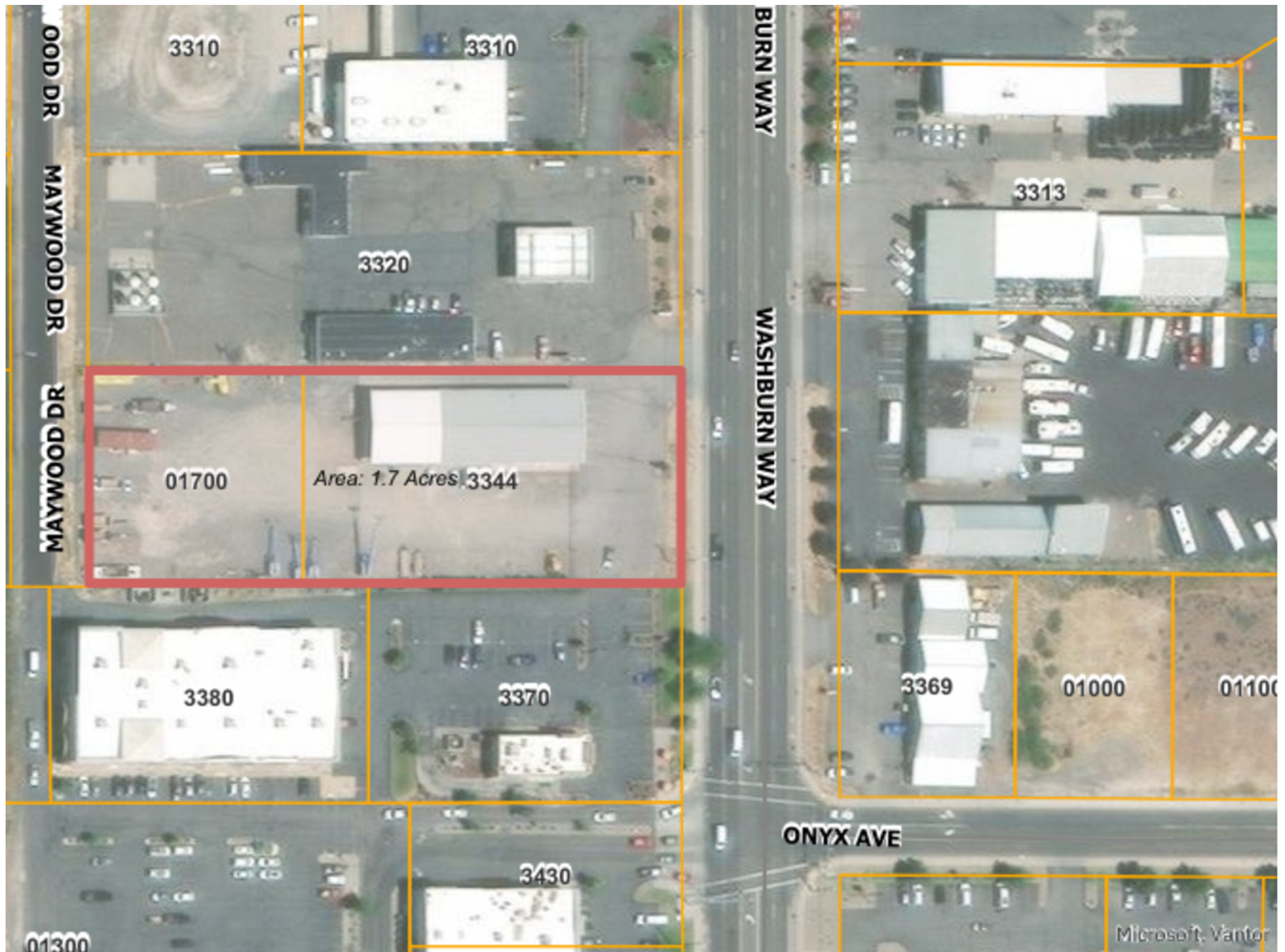
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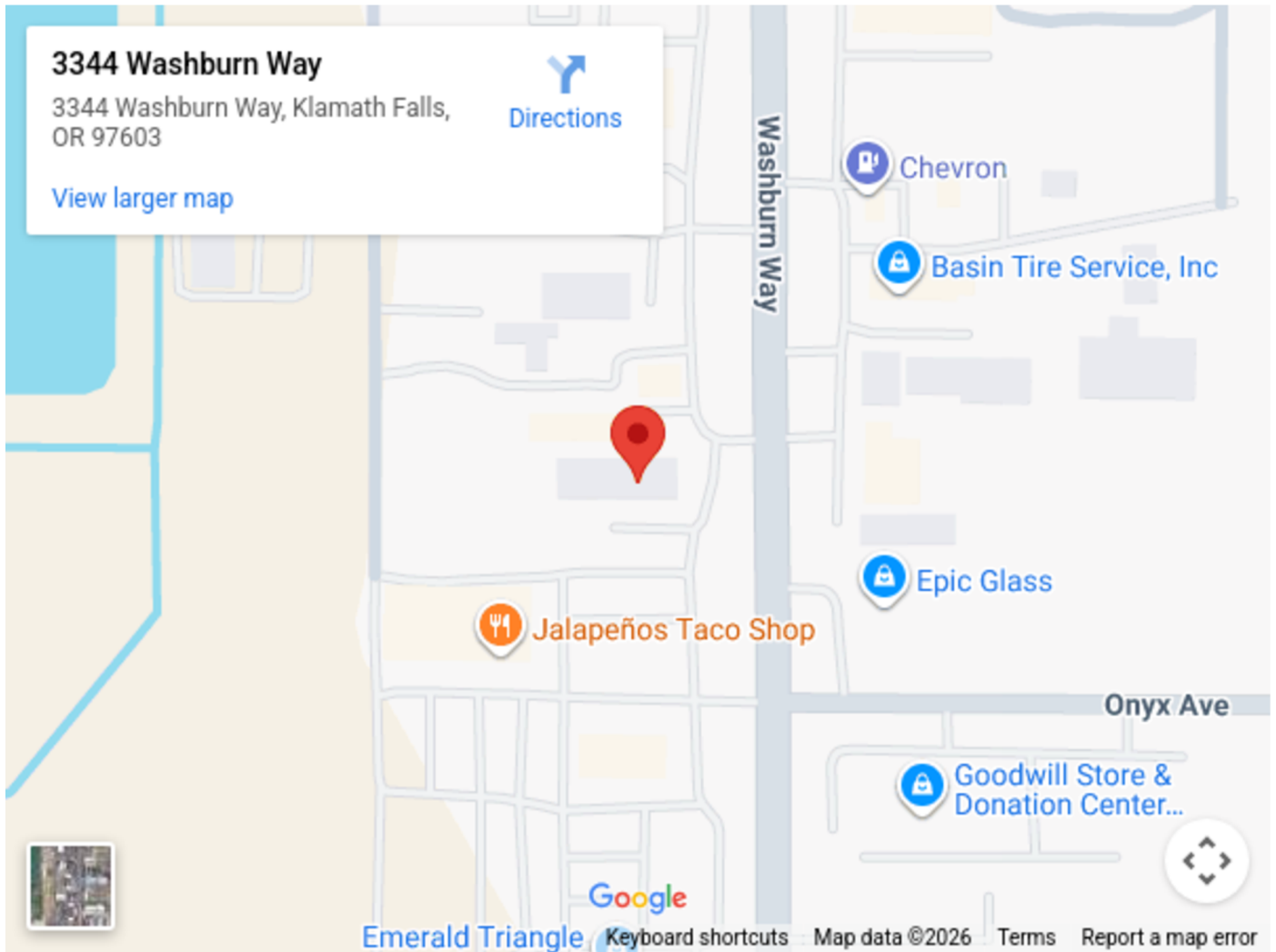


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