

ISF MAINTENANCE FACILITY ON ±7.66 ACRES

OFFERING MEMORANDUM

3855 Marcola Rd, Springfield, OR 97477



OFFERED AT
\$4,500,000

Occupied By

Leavitt's

Burr & Temkin
TRANSPORTATION REAL ESTATE SPECIALISTS SINCE 1983



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This statement is based upon information we believe to be correct and is obtained from sources we regard as reliable, but we assume no liability for errors or omissions therein.

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LEASED INDUSTRIAL INVESTMENT IN SPRINGFIELD, OR

3855 Marcola Rd, Springfield, OR 97477



PROPERTY DESCRIPTION

The facility is located on ±7.66 acres and includes two buildings, a ±12,052 SF shop and office building for fleet repair and maintenance, and a ±4,704 SF tire shop building for miscellaneous maintenance uses and associated 2nd story storage, employee break area and some undefined expansion space (potentially dorm rooms).

The site enjoys two entrances from Marcola Road and another from North 42nd Street and includes permanent fencing along the site perimeter. Site coverage is calculated at approximately 3.5 percent of the total property area. A portion of the yard area at the facility (±1.5 acres) is paved with asphalt and/or concrete. The balance of the yard (±5.35 acres) is comprised of course compacted gravel as well as small strips of landscaping on the site's perimeter.

The facility's operations that occur in the yard areas include vehicle staging, trailer loading, equipment parking, tractor fueling, forklift maintenance, ready-line fluid checks. The facility is permitted with a NPDES permit and oil/water separators manage potential storm-water pollutants. The property has been exceptionally well maintained and is in above average condition for its age.

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FULLY LEASED SHOP, OFFICE & TL FACILITY ON 7.66± ACRES 3855 Marcola Rd, Springfield, OR 97477



PROPERTY HIGHLIGHTS

PROPERTY TYPE	TL Maintenance Facility
SITE AREA	±7.66 Acres
IMPROVED AREA	±7.5 Acres
GROSS BLDG AREA	±16,758 SF
OFFICE AREA	±6,532 SF (2-story attached)
BLDG 1 SHOP AREA	±5,520 SF
SHOP BAYS	5 with 1 wash bay
BLDG 2 TIRE SHOP/STORAGE AREA	±4,704 SF (2-story)
ZONING	HI (Heavy Industrial)
ADDITIONAL FEATURES	12,000 Gal. AST; Axel Scale, Fencing, Security Lighting
YEAR BUILT	Bldg 1 – 1967/Bldg 2 - 1971
CONDITION	Above Average

LOCATION HIGHLIGHTS

Located in Lane County's industrial sub-market with convenient access to OR-126 W and I-5. The property is zoned HI (Heavy Industrial) (view code [here](#)).

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IOS LEASED INVESTMENT OPPORTUNITY

3855 Marcola Rd, Springfield, OR 97477

PRICING TABLE

Listing Price:	\$4,500,000
Price Per SF:	\$268.50
Price Per Land SF:	\$13.50

LEASE SUMMARY

The subject property is currently leased to Leavitt's Freight Services, Inc. through July 2028, with two five-year renewal options in place. The existing lease provides for a monthly base rent of \$16,000 (\$192,000 annually), with no annual rent escalations during the initial term. CPI-based adjustments are applicable only at the commencement of any renewal term.

LEAVITT'S FREIGHT SERVICES, INC.

Commencement Date: 8/1/2018	Extension Options: Two (2) 5-Year	Rent High: \$0.09/sf/land
Lease Expiration: 9/30/2028	Existing Rent: \$16,000/mo., NNN (\$0.05/sf/land)	Rent Low: \$0.06/sf/land
Term Remaining: 3 years and 2 months	Market Rent: \$25,000/mo., NNN (\$0.08/sf/land)	Assumed FMV: \$0.08/sf



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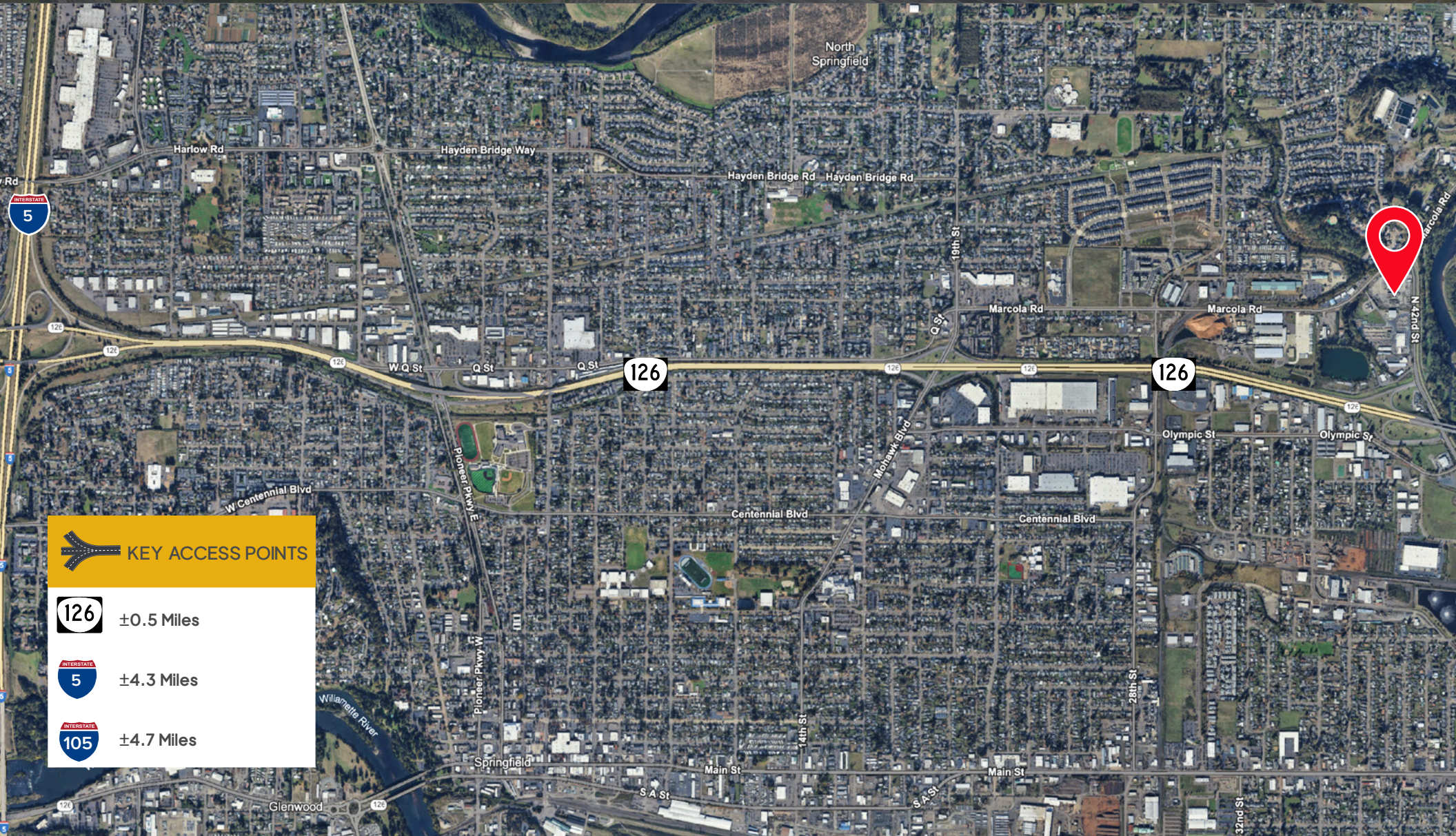
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STRATEGICALLY LOCATED IN THE EUGENE-SPRINGFIELD INDUSTRIAL CORRIDOR WITH EXCELLENT ACCESS TO I-5

3855 Marcola Rd, Springfield, OR 97477



KEY ACCESS POINTS

 ±0.5 Miles

 ±4.3 Miles

 ±4.7 Miles

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