

1131 S Commercial Way SE Albany, OR



Price: \$1,295,000

- Zoned LI
- 4350 Sq. Ft Warehouse/ Shop Space
- 2900 Sq. Ft. Office Space
- 600 Amp 3 Phase Power for warehouse
- 2 Tax lots totaling 0.63 acre
- Convenient I-5 & Highway 20 access
- Air lines & Compressor



Sherri Gregory

Principal Broker

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This Light Industrial-zoned property includes two lots and offers a well-equipped shop and office space with easy access to Highway 20 and Interstate 5. The shop area features two roll-up doors, compressed air lines throughout with a compressor included, a 600 amp 3 phase electrical and separate meter and panel for the rest of the building. You'll also find storage closets, a restroom, and an additional separate multi-use room. The office space includes two offices and two bathrooms on the main level, with one office featuring a reception window to the front door. The upper level has exterior access, plumbing for sink, 2 offices and a large general area in between. The building is fully heated and air-conditioned, with 3 HVAC systems on a regular maintenance plan. A large asphalt parking lot, repaved approximately three years ago, provides ample parking space and a pull-around driveway makes truck entry and maneuverability easy and efficient. This property is a prime opportunity for businesses needing functional industrial space with excellent infrastructure.



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for Zoning
Information



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