

FOR LEASE

2,546-12,000 SF | \$0.65/SF/MO. NNN

New Madras Industrial Suites

35 NW Cherry Lane, Madras, OR 97741

**NEW INTRO RATE
\$0.65/SF/MO. NNN
SHORT TERM LEASES AVAILABLE**



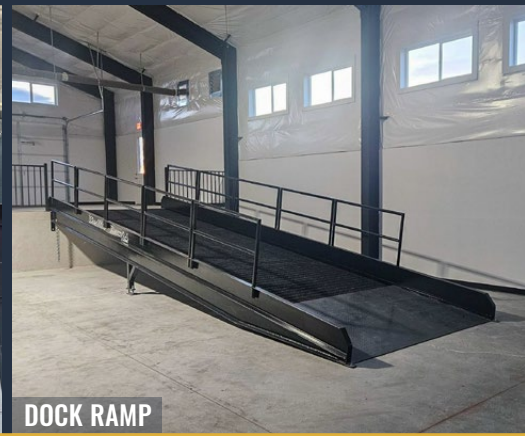
EXCELLENT ACCESS TO HIGHWAYS 26 AND 97



FENCED BACKYARD



CLIMATE CONTROLLED



DOCK RAMP

Terry O'Neil, Broker

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**REAL
ESTATE
SERVICES**

FOR LEASE

\$0.65/SF/MO. NNN

New Madras Industrial Suites

PROPERTY DETAILS

Avail. Space: 2,546 - 12,000 SF

Lease Rate: ~~\$0.85/SF/Mo. NNN~~ \$0.65/SF/Mo. NNN

CAMs: Est. at \$0.26/SF/Mo.

Bldg. Size: 12,000 SF

Lot Size: 3.24 Acres

Year Built: 2024

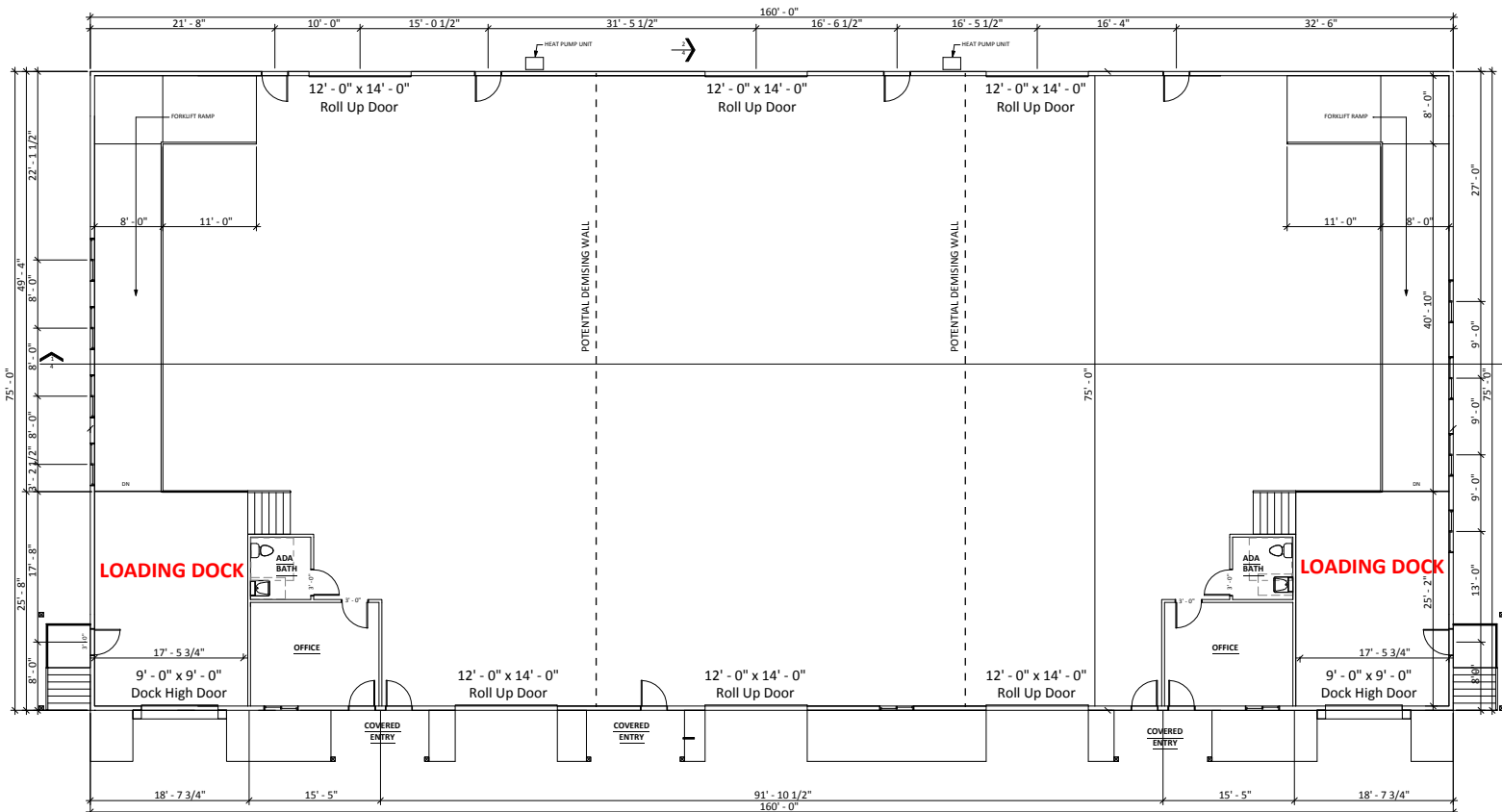
Zoning: Industrial (I)

Parking: Ample onsite spaces

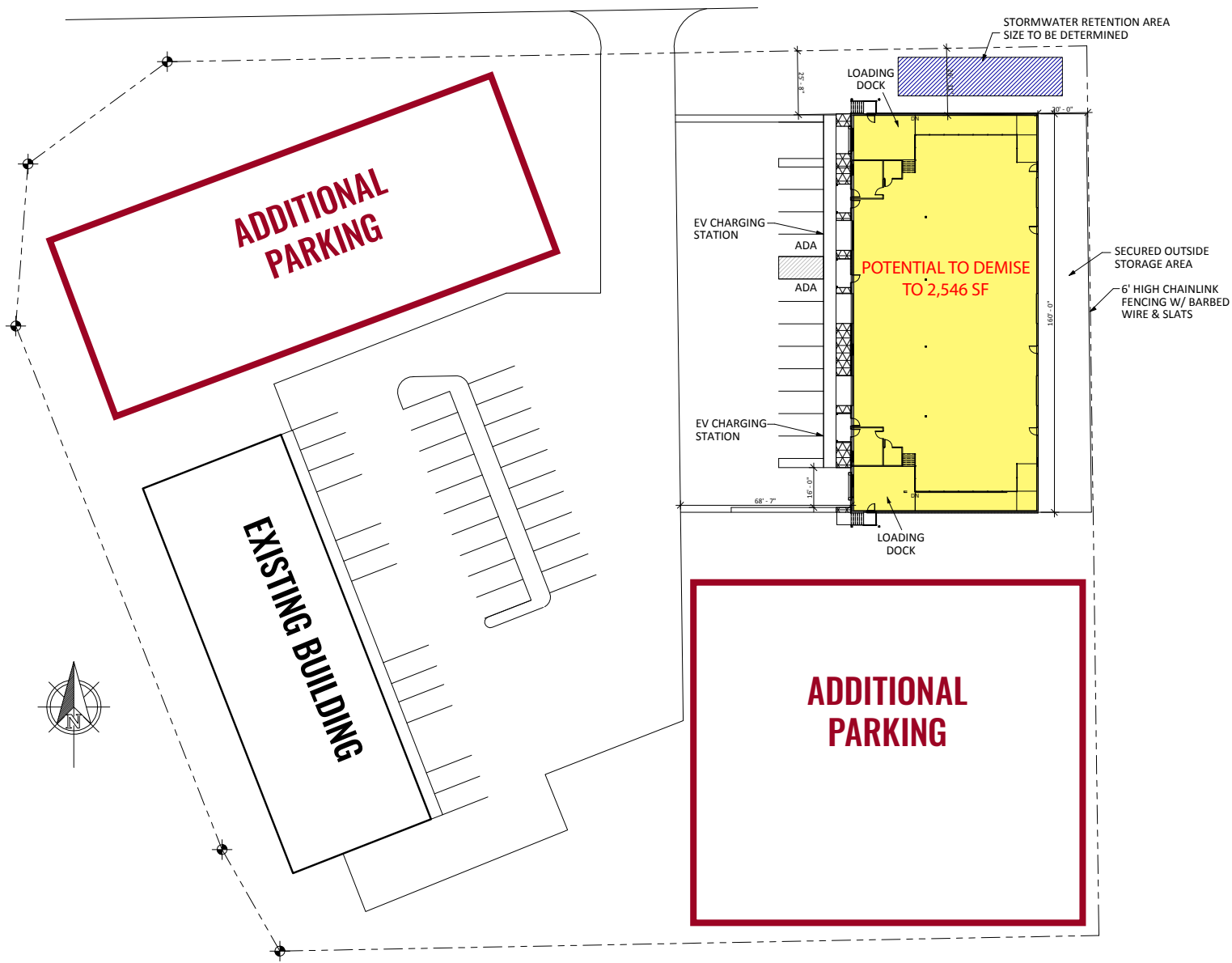
HIGHLIGHTS

- Building can be leased to a single tenant or demised to suit user
- Climate controlled units with mini splits
- Great Hwy 126 access and visibility
- Building has two dock high loading doors and six 14' roll up doors
- Directly east of Madras airport
- Extra fenced storage on east side of building accessed through the interior roll up doors and through a sliding gate on the south end of the outside storage for additional drive in access
- 3 phase power
- Quality building located in an industrial business park near Bright Wood

FLOOR PLAN



INDUSTRIAL PARK SITE PLAN



FOR LEASE

35 NW Cherry Lane, Madras, OR 97741

ADJACENT TO MADRAS
MUNICIPAL AIRPORT

POTENTIAL FOR
ADDITIONAL PARKING



Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.



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