

For Lease

2340 INDUSTRIAL AVE, HUBBARD, OR 97032



PROPERTY DESCRIPTION

Hard to find single-tenant small flex building with secure fenced storage yard. The 6,598 RSF space is comprised of approximately 1,700 RSF of 2-story office, with the balance being warehouse/shop/production space. The warehouse space is served by two grade-level loading doors and has 3 phase 240V/200A power.

PROPERTY HIGHLIGHTS

- Single-tenant freestanding building with fenced/gated secure storage yard
- 2 grade level loading doors
- 18' clear height in warehouse
- 3 phase 240V/200A electrical service
- Fully air-conditioned office space
- Easy access to I-5

OFFERING SUMMARY

Lease Rate:	\$14.50 SF/yr (NNN)
Available SF:	6,598 SF
Lot Size:	37,019 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	10	152	1,051
Total Population	35	497	3,373
Average HH Income	\$132,208	\$118,154	\$108,194

JOHN BRANDHORST

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Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.



Additional Photos

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Location Map

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