

FOR SALE
\$5,950,000



66,000+/-RSF INDUSTRIAL FACILITY
812 C Street | Culver, Oregon



PRICE TO SELL: \$5,950,000

Price Per SF: \$90.15 RSF

- **Constructed in 1994 and remodeled in 2015**
- **Building Total RSF = 66,000**
- **Four (4) Tax Lots = 6.8 Acres (296,208 SF)**
- **Zoned: M-1 Industrial**
- **Three Phase 480-volt, 4-wire Electrical Service**
- **Four (4) Dock High Bays with Auto Levelers**

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With You Every Square Foot of the Way.

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DISCLAIMER: This information is 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 Fratze Commercial Real Estate. All measurements are approximate.



PROPERTY OFFERING DETAILS:

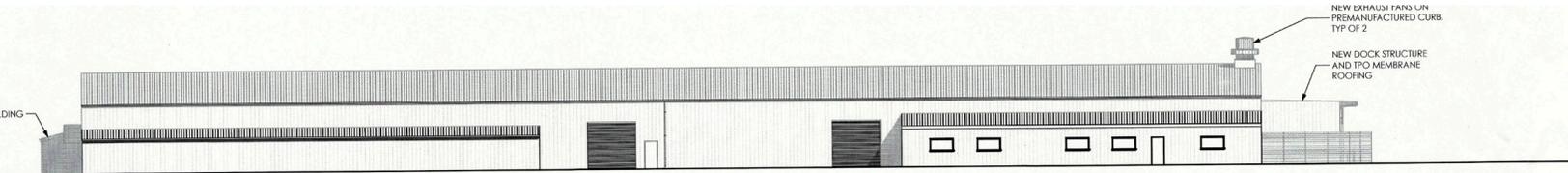
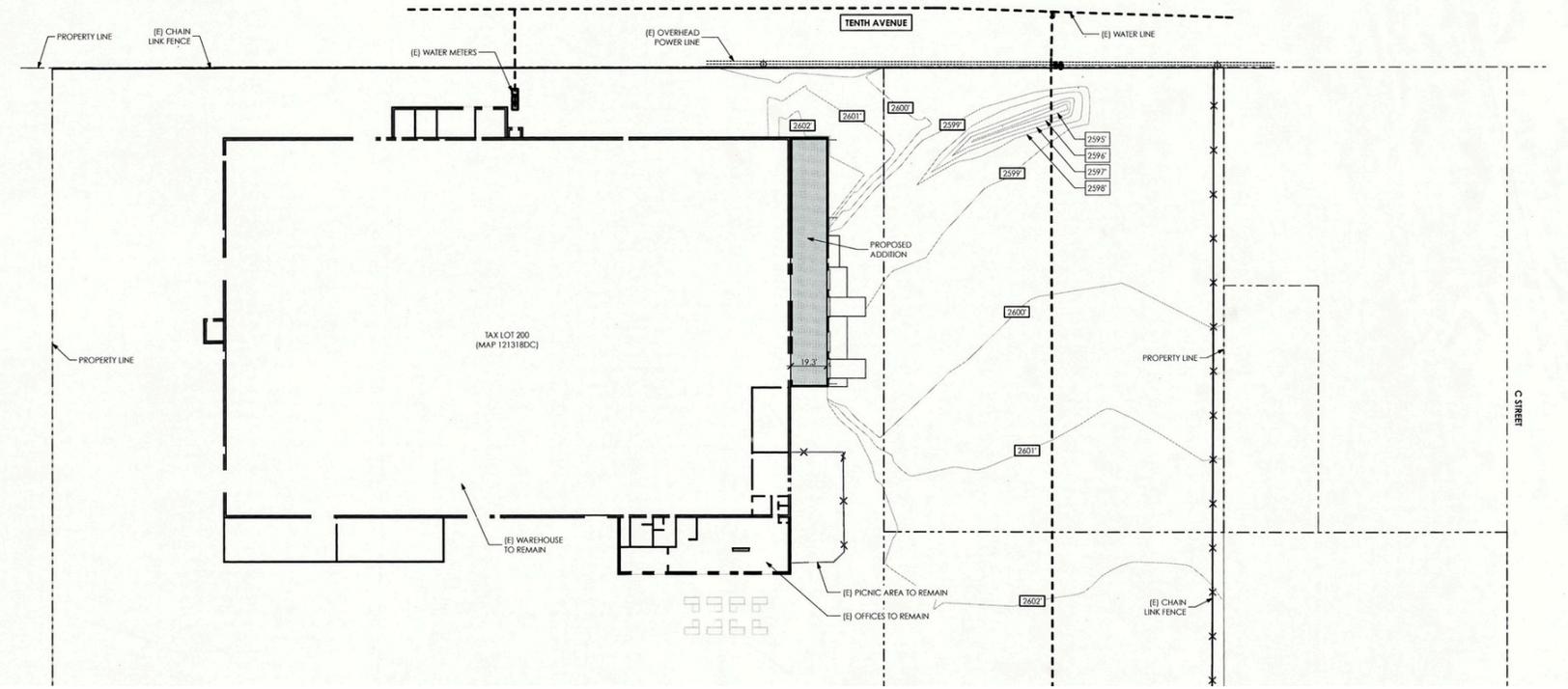
OFFERED AT	\$5,950,000
LOT SIZE	6.8+/- Acres - Four (4) Tax Lots
BUILDING SF	66,000 +/- RSF
ZONING	M1 - Industrial
LEASEHOLD	Fully leased to DS Services of America/Primo Water, who is prepared to enter lease termination negotiations.

HIGHLIGHTS

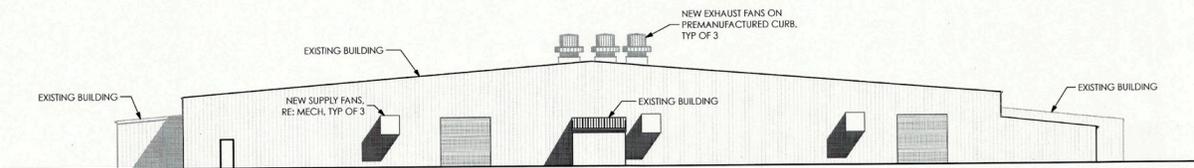
- There are a total of four (4) Dock High Bays with auto levelers and PVC Dock Seals on the north end of the building.
- The entire facility is protected by a wet fire sprinkler system.
- Airlines are plumbed throughout the warehouse, terminating at a compressor room that housed five (5) 500 PSI compressors (removed).
- Electrical Service: Three Phase, 480v, 4-wire, with over two thousand (2,000 amps) amps of electrical service pending final contract with Pacific Power.
- The Free Span of the Building is 100 feet by 300 feet.
- The interior clear height is 19 feet.
- The inside height to the roof is 19 feet.
- Lighting was upgraded through Energy Trust of Oregon to high-efficiency T-8 four-bulb fixtures with motion sensors.
- The facility includes several quality-control rooms, an employee break room, corporate offices, and an executive office/conference room. Racking equipment may be included in the sale or sold as personal property outside the close of escrow.
- Clean Phase I ESA from 2019.
- Breakdown 3,700 +/- RSF Corporate Offices/Employee Breakroom 2,640 +/- RSF
- Dock High Bays
- 60,000 +/- RSF Warehouse
- Lot Size Four (4) tax lots totaling 6.8 +/- Acres



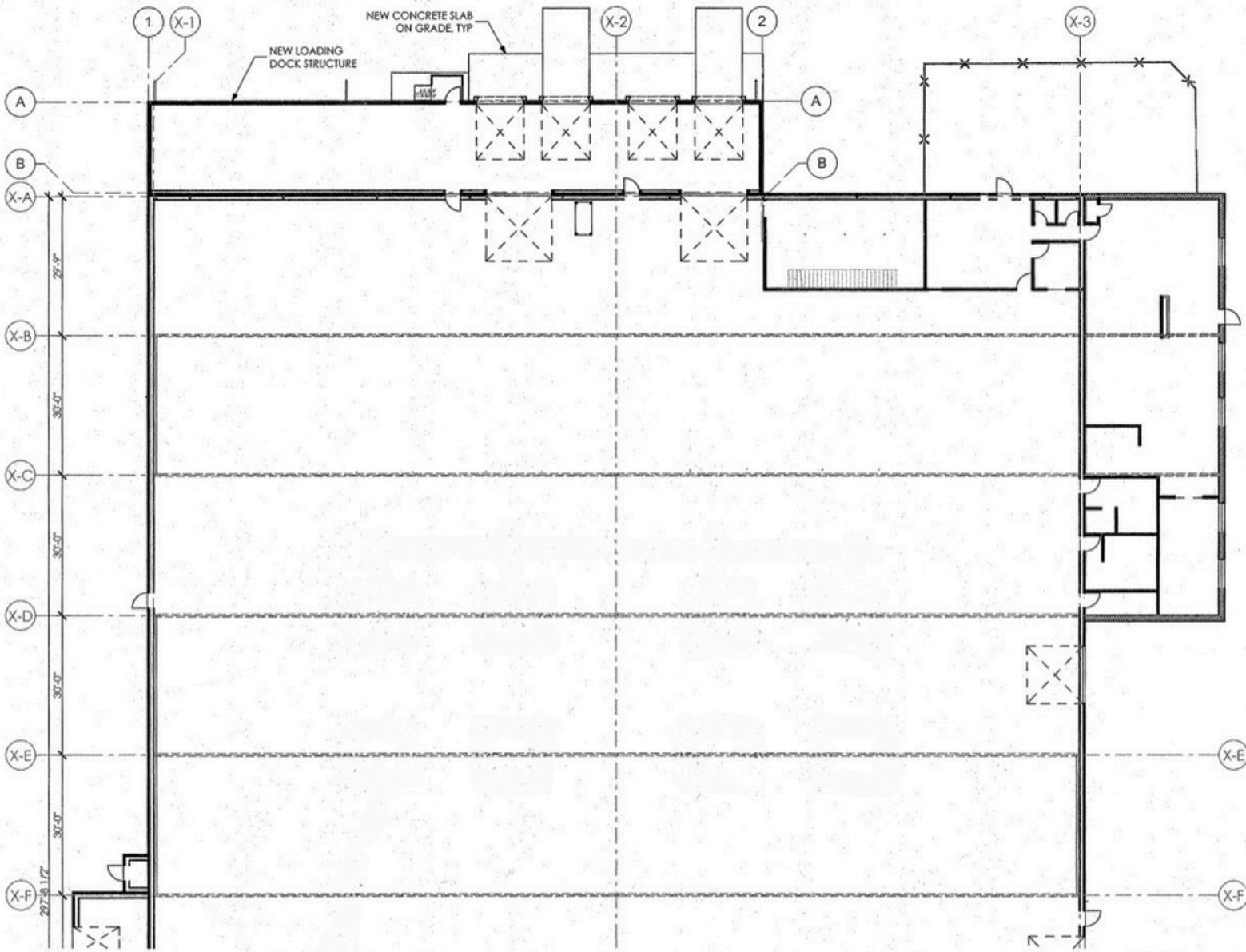
SUBJECT PROPERTY



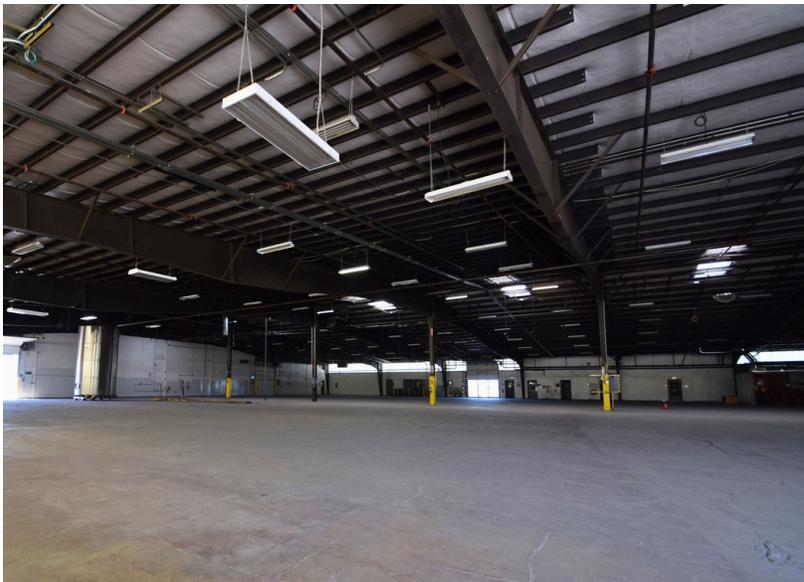
EAST ELEVATION 2
SCALE: 1/16" = 1'-0"

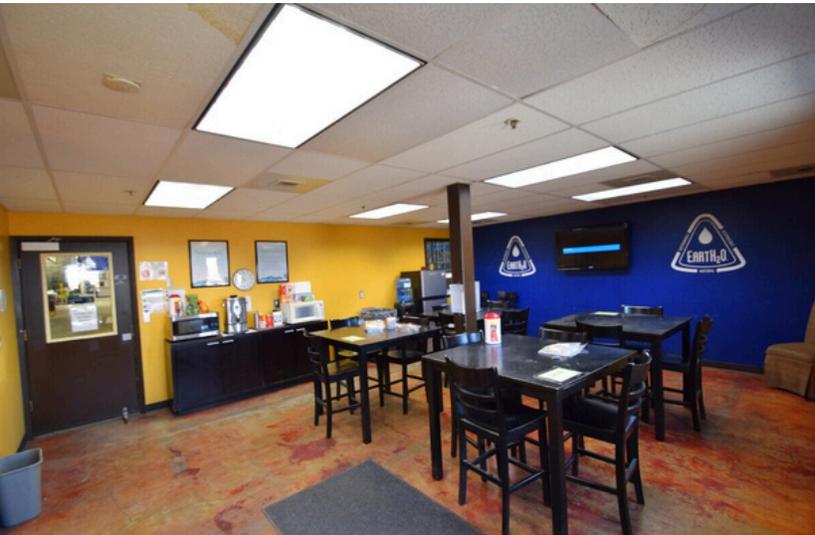
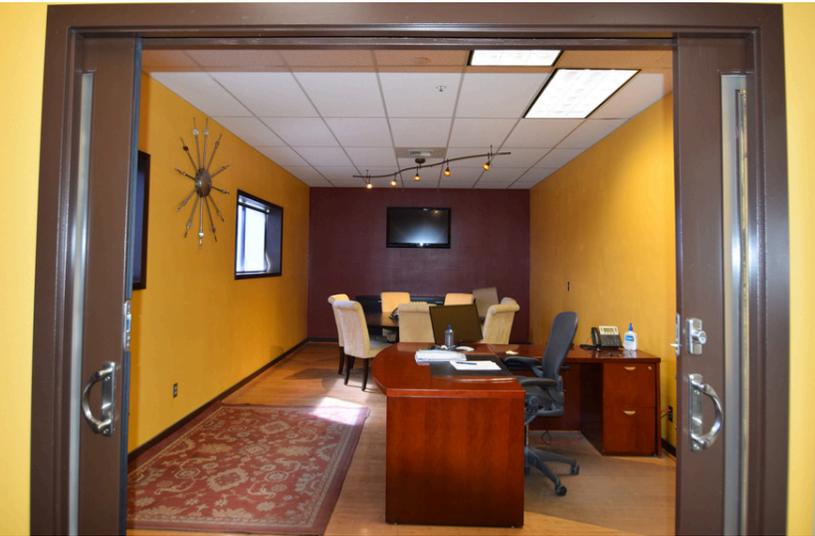


OFFICE FLOOR PLAN



PHOTOS









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