

# Light Industrial Property

220 South 9<sup>th</sup> Street, Philomath, OR 97370

For Sale



## Property Overview

Strategically located in the heart of Philomath, this 4,440 SF heated light industrial building with two 14' grade level roll up doors, an office, a breakroom/office, an apartment, a bath and a shower, can be the hub of a business operation that serves the coast, Corvallis, Albany, Eugene, Salem and beyond due to the direct access to HWY 20, 34, 99W and I-5 through HWY 34. The 1.31 acre fully fenced and gated property is highly suitable for fleet storage.

## Property Details

- Total Building Size: 4,440 SF
- Land Size: 1.31 Acres
- Fully Fenced Yes
- Gated: Yes
- Built: 1992
- Grade Level Doors: Two-14' Doors
- Office: Yes
- Breakroom: Yes
- Apartment: Yes
- Price: \$1,150,000

## Contact Information:

David Suprano, CCIM  
davidsuprano@ccim.net  
www.cbcworldwide.com

Office: (541) 757-0222  
Mobile: (541) 760-5096  
Toll Free Fax: (877) 335-6199

 **COLDWELL  
BANKER  
COMMERCIAL**  
**VALLEY BROKERS**

Coldwell Banker Commercial Valley Brokers

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated.

1109 N.W. 9<sup>th</sup> Street, Corvallis, OR 97330

(541) 757-0222