



**Real Estate  
FOR LEASE**

Woodburn, Oregon

Please contact:

**KIP H. RUNNING**  
Managing Principal Broker  
Phone: 503-799-2488  
kip@runningRE.com  
www.RunningRE.com

*The*  
**RUNNING Group**  
REAL ESTATE PARTNERS

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



**Parcel Size:**  
5,000 sq. ft. / 0.11 Acres  
**Building Size:**  
5,000 sq. ft.

- Single tenant occupancy
- Free public surface parking adjacent to the store plus on-street free parking
- Zoned Commercial Store, CBD
- Newer membrane roof
- Power, 3 phase, 240 volts, 400 amp

**FOR LEASE**  
**Single Tenant  
or Owner User**

**405 North First Street  
Woodburn, OR 97071**

**Tenant Improvement Credit  
Up To \$50,000**

**Free Base Rent Up To 6 Months  
With 5 Year Lease**



**About Woodburn, OR** — Woodburn is a diverse city and agriculturally-rich city located between Salem and Portland along Interstate 5 in the North Willamette Valley.

If you are currently working with an agent this is not a solicitation for that business.

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**Giving Back in Business:**

At The Running Group we make a contribution to the charity of your choice with each transaction.