

Industrial Warehouse Opportunity

7199 S TULL ROAD, CANBY, OR 97013



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FOR LEASE

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COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

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PROPERTY DESCRIPTION

This 5,000 SF industrial suite offers a functional layout featuring two grade-level roll-up doors, 3-phase power, and a mix of warehouse and office space. The interior includes a comfortable office, a breakroom, and restrooms in the office and warehouse for added convenience. While parking is limited to the north side of the building, the space is well-suited for industrial users who do not require yard space, as other tenants occupy the yard. Located in unincorporated Clackamas County with Rural Industrial zoning, the property is ideal for a range of uses.

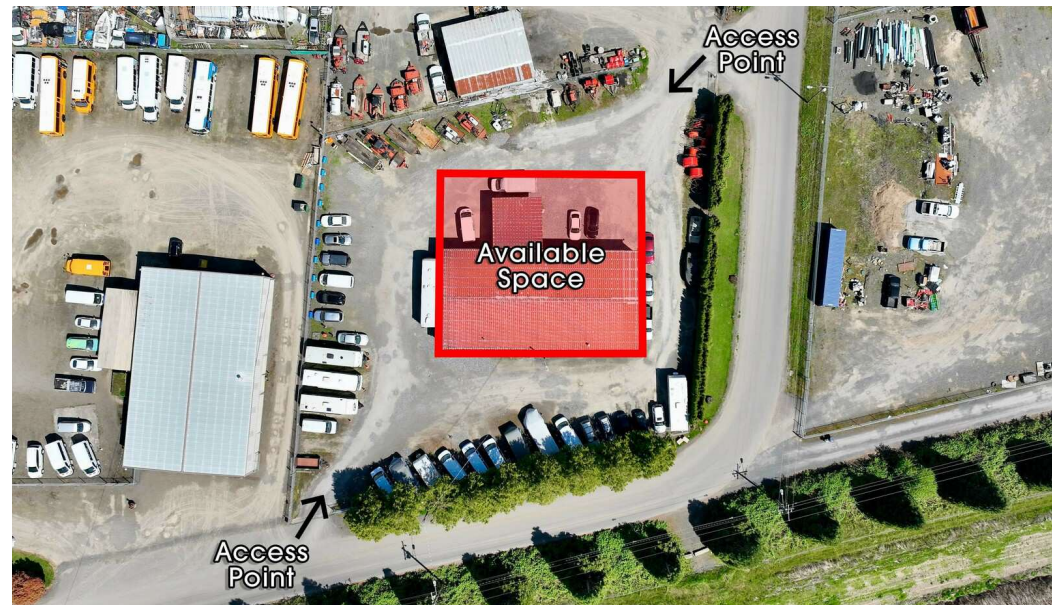
Tenant Responsibility: Power, natural gas, and trash service.

PROPERTY HIGHLIGHTS

- 2 grade-level roll-up doors
- 3-phase power
- Small, efficient office space
- Breakroom and restrooms in the office and warehouse areas
- [Rural Industrial Zoning](#)

OFFERING SUMMARY

Lease Rate:	\$5,250.00 per month (MG)
Available SF:	5,000 SF
Building Size:	5,000 SF



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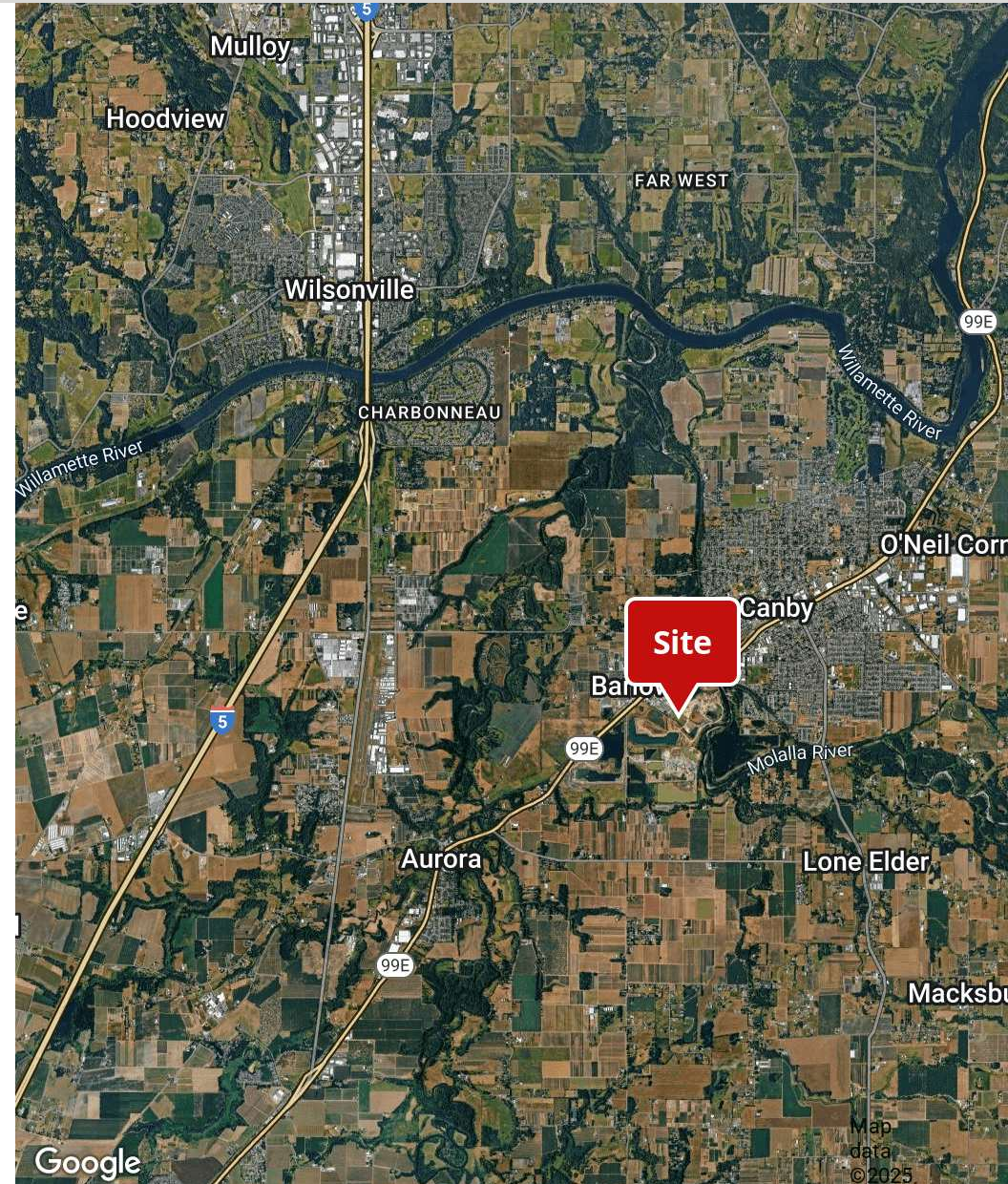
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LOCATION OVERVIEW

This property boasts a prime location just off Highway 99, offering easy and direct access to surrounding areas. It's conveniently located less than 15 minutes from I-5, providing a smooth connection north toward Wilsonville and Portland, or south to Woodburn and Salem. This central position makes it an ideal spot for businesses or residents looking for quick access to a variety of markets.

LOCATION	DISTANCE	TIME
I-5	5.2 mi	10 min
Wilsonville	6.5 mi	12 min
Woodburn	10 mi	16 min
Portland	23.3 mi	38 min
Salem	29 mi	40 min



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