

Hubbard Industrial Opportunity

3884 PACIFIC HWY 99, HUBBARD, OR 97032



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FOR LEASE

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COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

The property has a freestanding 6,250 SF industrial building with a mix of warehouse and of ce space on 3.02 acres, with fully improved, fenced, paved, and lit yard space. The building has 4-grade doors to access the warehouse, 3-phase power, private of ce spaces, and a retail/reception area that can be utilized as of ce space. One of the most unique characteristics of this property is the covered wash bay attached to the back of the warehouse.

The property is zoned C (Commercial) within the City of Hubbard, allowing for many commercial and industrial uses such as contractors, equipment rental companies, retailers, auto sales, and more.

OFFERING SUMMARY

Lease Rate:	\$14,500.00 per month (NNN)
Available SF:	6,250 SF
Building Size:	6,250 SF

PROPERTY HIGHLIGHTS

- [Zoning: C \(Commercial\)](#)
- Frontage on Highway 99
- Paved, fenced, and lit yard
- Retail/reception area
- Private offices
- Wash bay
- 4 Grade doors
- 3-Phase power
- 3 Bathrooms
- Break room
- Ample parking



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Wash Bay



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LOCATION OVERVIEW

The property is in the City of Hubbard with frontage along Highway 99 between Wilsonville and Woodburn. It's strategically located within minutes of Canby and approximately 30-40 minutes from Salem, Portland, and Vancouver.

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, Metro, Portland Oregon



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