Hubbard Industrial Opportunity 3884 PACIFIC HWY 99, HUBBARD, OR 97032

FOR LEASE



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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

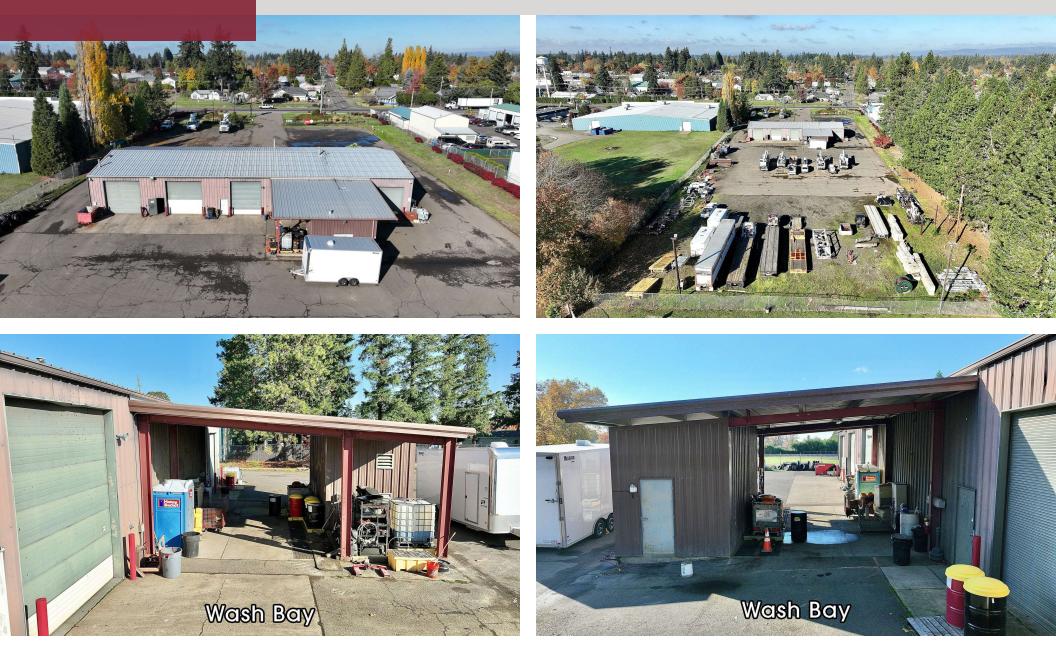


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