WSS PROPERTIES, LLC EMAIL: RICK@RPSMITHCPA.COM

PHONE: 503-831-1415

PO BOX 158

RICKREALL, OR. 97371



PROPERTY FOR LEASE

2729 Pacific Boulevard SW Albany, OR. 97321

Property Features

- 58,328 SF light industrial warehouse (24' clear height) with loading docks.
- Situated on 18+ acres zoned Light and Heavy Industrial. Rocked and level.
- Office facilities +- 3,455 SF built in 2017 included in above total include reception, private offices, conference and breakroom.
- Renovated fire sprinkler system in 2017.

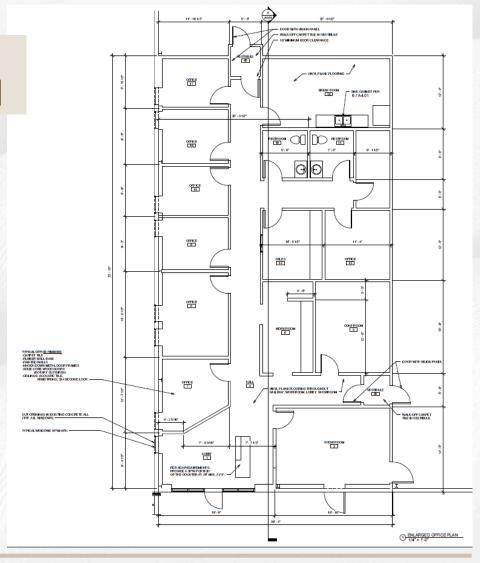
- Rail spur on site (±1,340 linear feet) with dock access.
- Lighting and electrical upgrades; roof replaced 2014
- Excellent visibility on Pacific Blvd/99E;
 quick access to I-5 and Highway 34.
- 80,000 SF + or concrete slab of former structure for possible additional building.
- This site is ideal for businesses seeking room to expand, with easy access to highways and transit options.

Lease Details:

- Warehouse Asking Rate \$0.60/SF/Month Modified Gross Lease.
- Allocation of operating expenses to be negotiated.
- Yard use and rates subject to tenant needs and negotiation.

Property is immediately available. Ownership seeks long term lease from qualified tenants and possible lease with option to buy, or outright sale to qualified party.

OFFICE FLOORPLAN



INDUSTRIAL ZONING

