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## 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 ( $\pm$ 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.



11'-10 1/2"

0'-0"

32'-0" x 12'

DOOR WITH BRICK PANEL

WALK-OFF CARPET TILE W/IVY TRAIL

10" MINIMUM DOOR CLEARANCE

VESTIBULE

OFFICE 111

OFFICE 112

OFFICE 113

OFFICE 114

OFFICE 115

OFFICE 116

OFFICE 117

OFFICE 118

OFFICE 119

OFFICE 120

OFFICE 121

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OFFICE 431

Highway 99E

Walnut St.

11504W13AA00100

11504W13AA00200

11504W13AD00200

11504W13AD00300

11504W13AD00305

28th Ave.

11504W13AD00400

Light Industrial  
8.17 Acres

11504W13AD00500

Heavy Industrial  
10.02 Acres

29th Ave.