

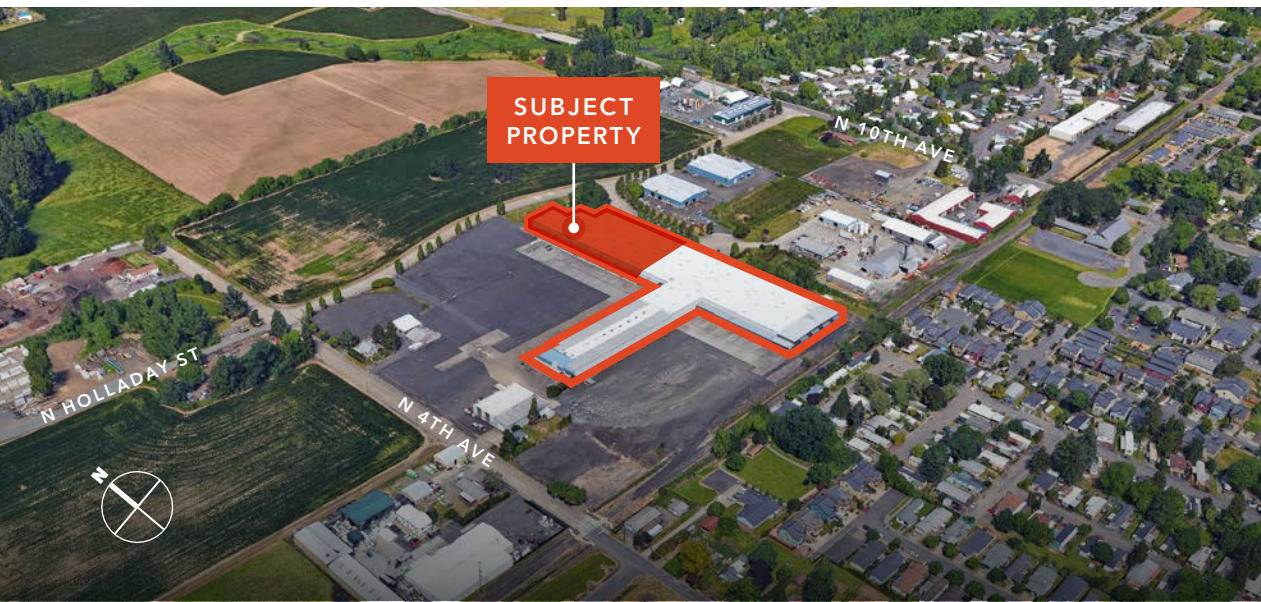
FOR SUBLEASE

RARE WEST SIDE INDUSTRIAL WITH YARD

20% Lease Rate Reduction

495 N HOLLADAY ST
CORNELIUS, OR 97113

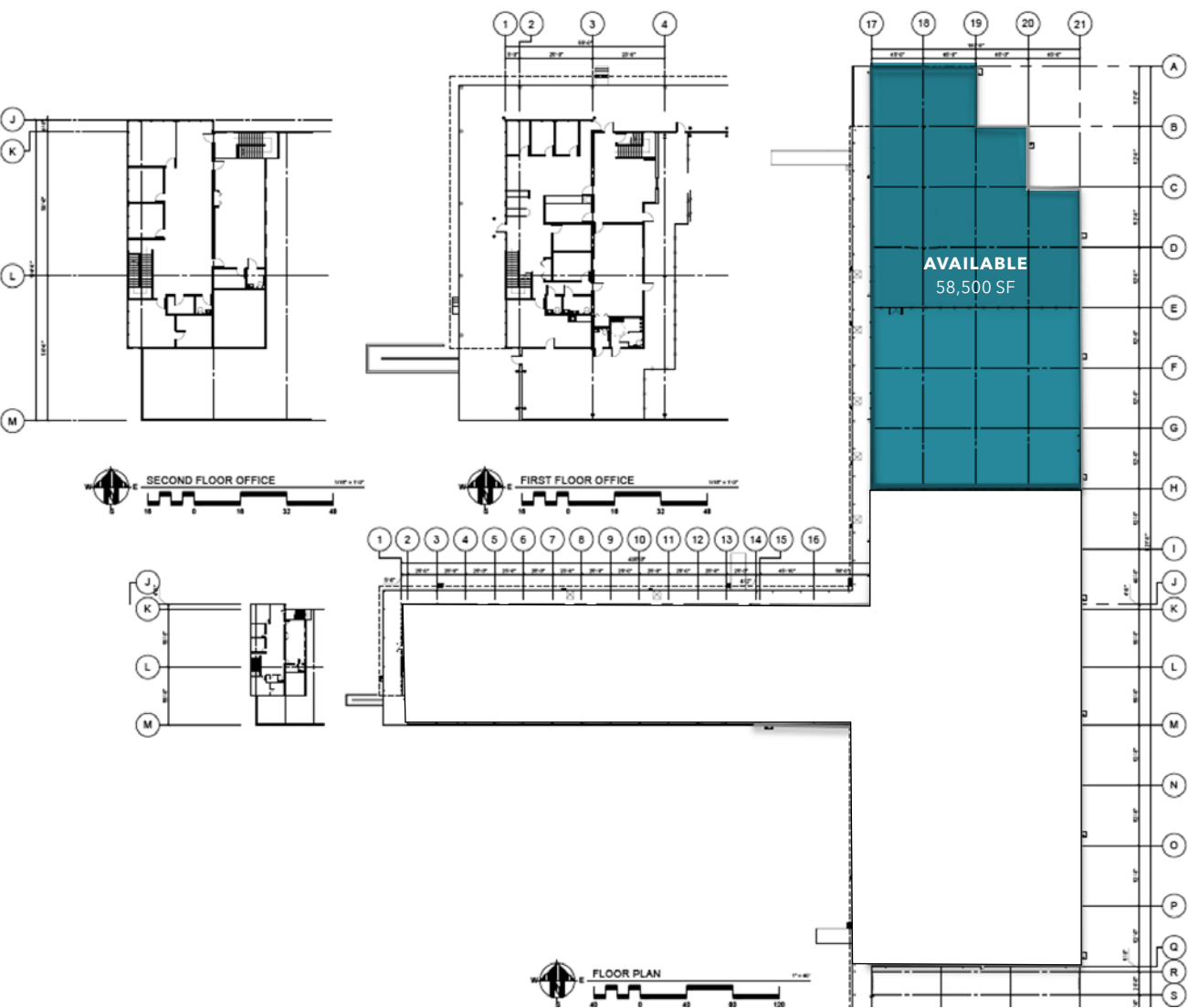




Recently remodeled including lighting, sprinkler upgrade, office and much more.

SHELL	±58,500 SF
OFFICE	±3,300 SF; newly constructed
YARD SPACE	±25,000 SF; paved/fenced
DOCK HIGH LOADING	21
RAMP LOADING	1
CEILING HEIGHT	25'-28'
MANAGEMENT	Professionally owned and managed locally in Portland
WAREHOUSE	Highly functional concrete tilt up
STAGING AREA	Exclusive fenced yard/truck staging area
LEASE RATE	\$57,766/Mo + NNN
	\$47,263/Mo + NNN \$.67 Shell, \$1.00 Office, \$.18 Yard

FLOOR PLAN



±58,500 SF

SHELL SPACE AVAILABLE

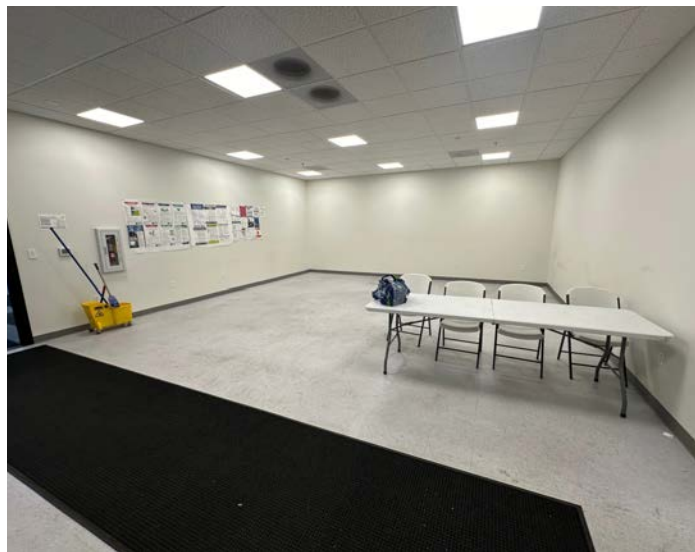
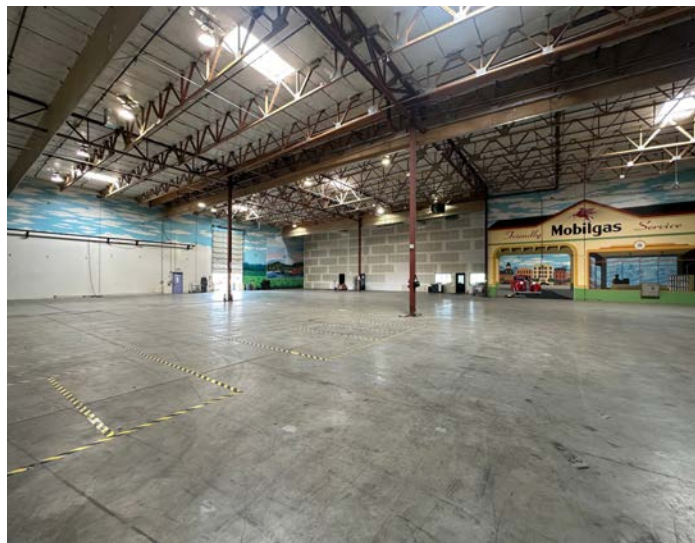
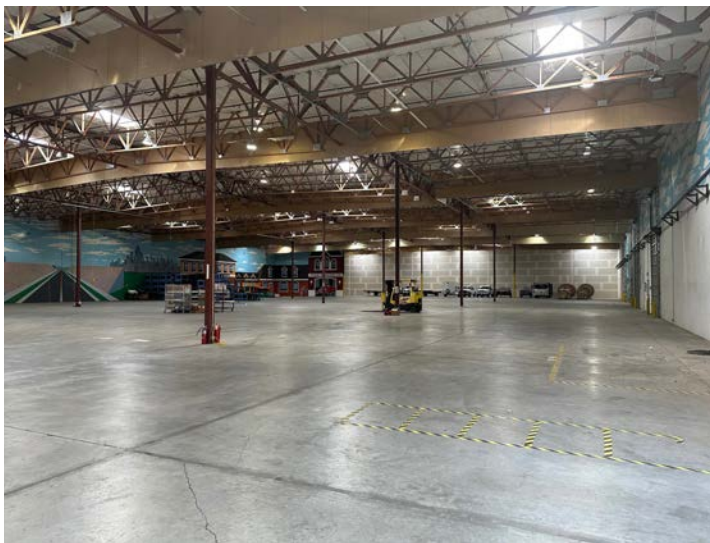
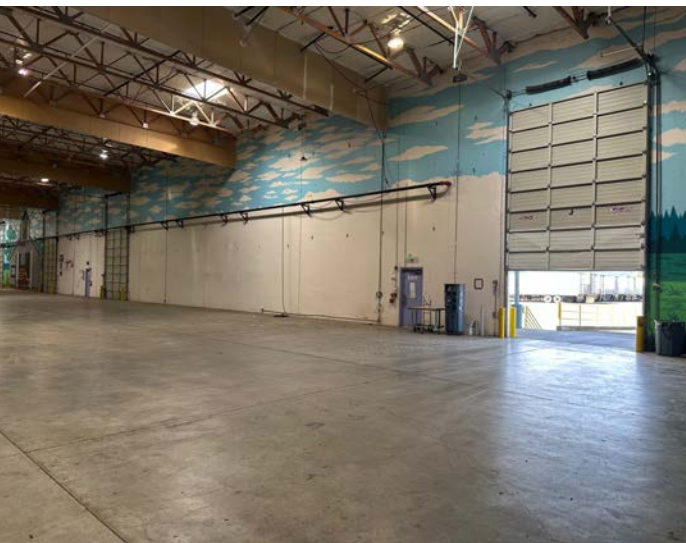
\$47,263

LEASE RATE PER MONTH, NNN

AVAILABLE

IMMEDIATELY

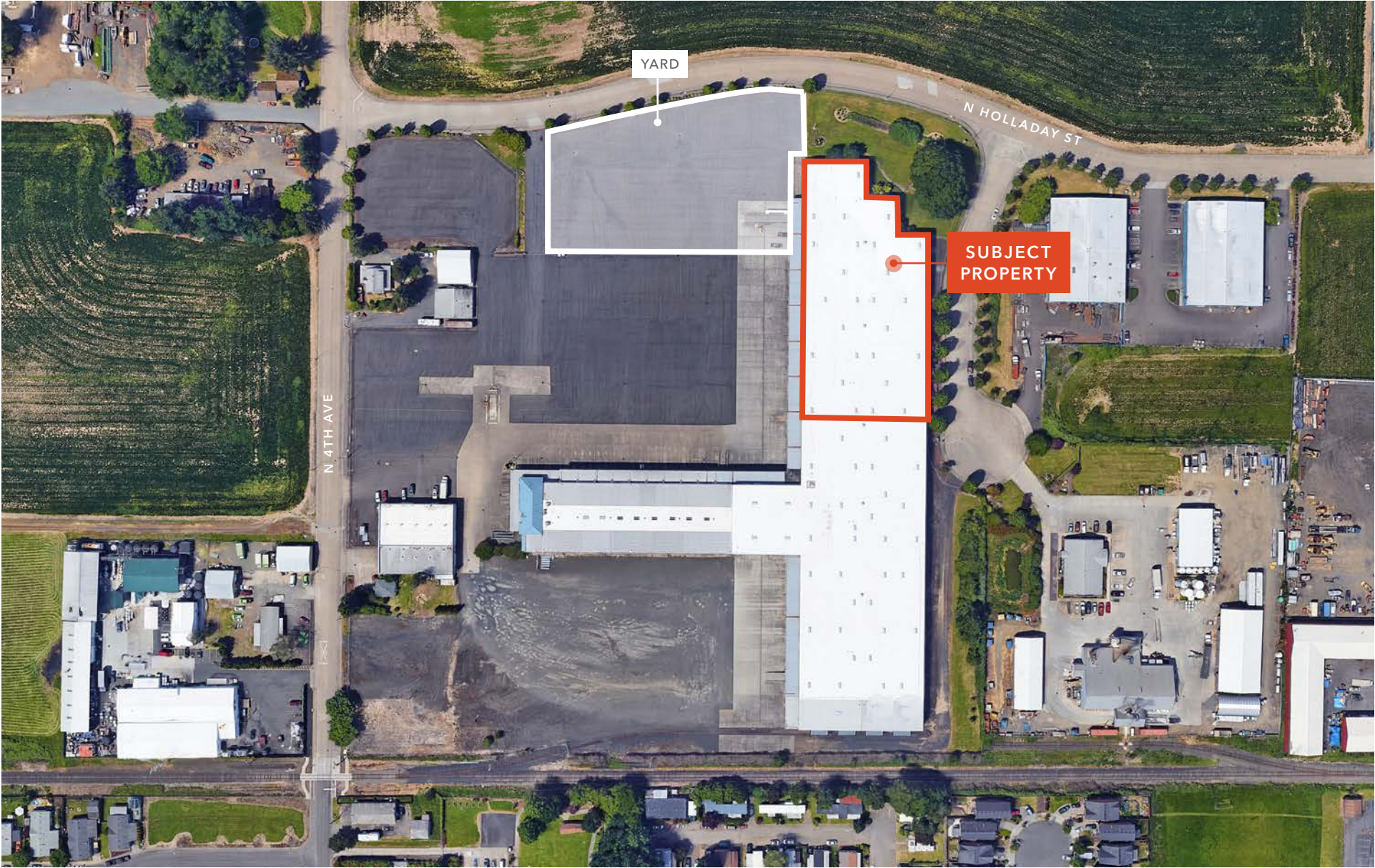
INTERIOR PROPERTY PHOTOS



495 N HOLLADAY ST

EXTERIOR PROPERTY PHOTOS







For more information, contact

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