

LEASE

524 SW 12th St

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Pendleton, OR 97801

PRESENTED BY:

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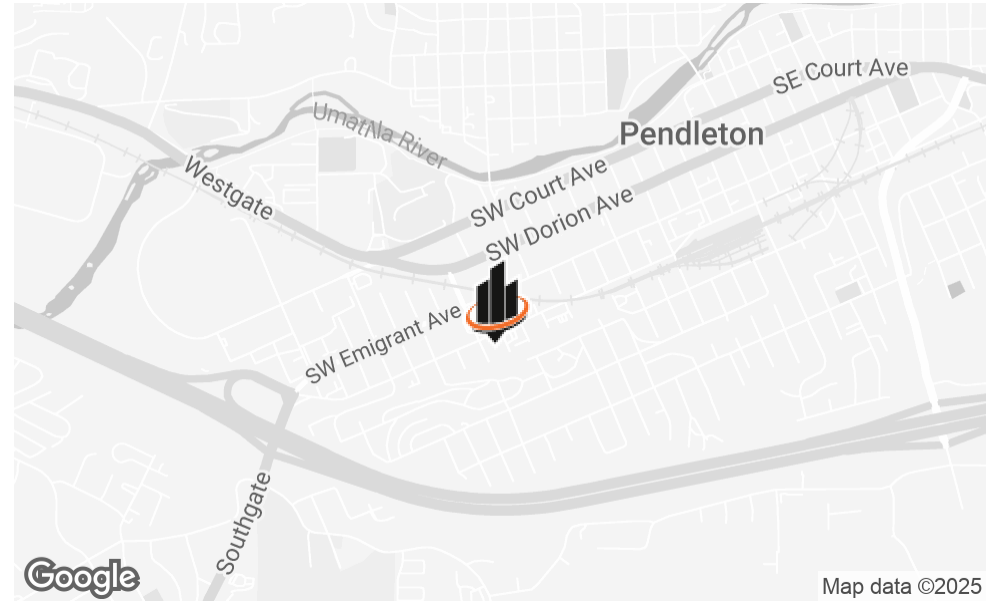
OR #201243902

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$4,367/month (\$6.00 SF/YR) NNN
AVAILABLE SF:	8,734 SF
LOT SIZE:	0.69 Acres
BUILDING SIZE:	8,734 SF
YEAR BUILT:	1971
ZONING:	C-MU

PROPERTY DESCRIPTION

Pendleton Office and Warehouse building now available for Lease. Great central location with close access to I-84 and Hwy 395. 8,734 SF warehouse facility featuring office space with a reception area, 4 private offices, storage and restroom. Clear span warehouse with mezzanine (not included in SF), 23' clear height and 3 dock-high roll up doors. Fully enclosed lay down yard. Call Listing Brokers for more information.

PROPERTY HIGHLIGHTS

- Central location
- Fully enclosed yard
- Close proximity to I-84 and Hwy 395

LOCATION AND ZONING OVERVIEW



ZONING DESCRIPTION

The property is zoned in the Commercial Central Mixed Use (C-MU) district, which is defined in the City of Pendleton Unified Development Code, Chapter 4.011.

LOCATION DESCRIPTION

Situated in Pendleton off of 12th St, this property is conveniently located with close proximity to Interstate 84 and Hwy 395.

Pendleton is the cultural center of Northeastern Oregon and within 3-4 hours to Seattle, Spokane, Portland and Boise and within 50 minutes to Tri-Cities, Washington.

With thriving tourism, Pendleton is also a regional hub for events and home to major employers, Blue Mountain Community College, Wildhorse Resort & Casino, EOCC, St. Anthony's Hospital, Walmart, the Pendleton Airport and others in Aviation, Manufacturing, Warehousing and Distribution. Major industries in Pendleton include agriculture, woolen mills, healthcare, education and manufacturing.

PHOTOS



ADDITIONAL PHOTOS



REGIONAL MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	831	1,940	5,922
AVERAGE AGE	37	38	39
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	333	811	2,541
# OF PERSONS PER HH	2.5	2.4	2.3
AVERAGE HH INCOME	\$56,688	\$57,055	\$68,925
AVERAGE HOUSE VALUE	\$252,444	\$253,802	\$286,344

Demographics data derived from AlphaMap

