

New Industrial Space for Lease

Warehouse – Light Manufacturing – Production – Office

535 Landmark Dr
Philomath, OR 97370

Date Available: Spring 2025, Pre-Leasing now

Square Footage Available: minimum space is 2,700sf. Maximum space is 17,000sf.

Description:

- Brand new construction
- Fully insulated
- Restroom
- Finished storage and/or office space
- Heated
- LED high bay lighting
- New, flat, concrete floors
- High ceilings (~24' in front/~17' in back)
- 14' x 14' roll-up doors
- Paved and striped parking lot
- Ideally situated between Philomath and Corvallis just off the highway in a safe location
- Power available 480v/3phase

Optional tenant adds:

- Ductless heating
- Storage mezzanine
- Plywood walls
- Other customized features may be added during construction at tenant's request

Rent

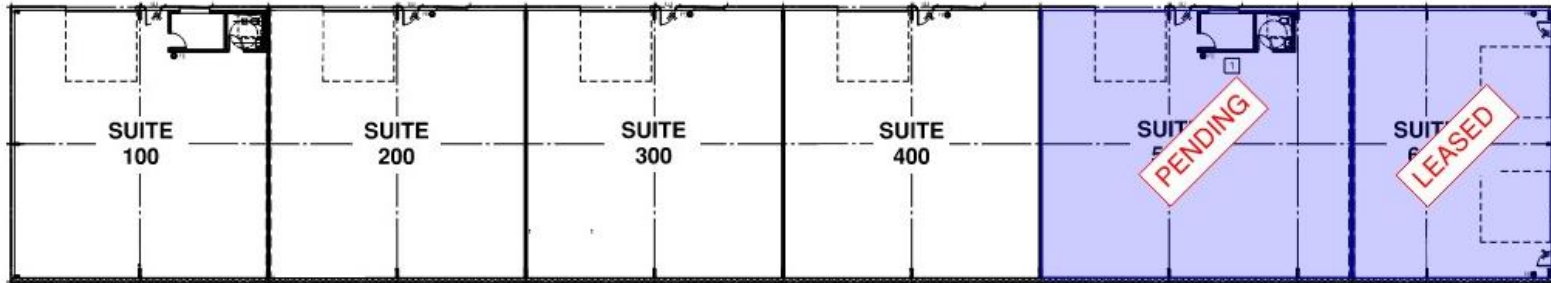
- Base rent is \$.90/sf/mo
- Pro-rata NNN allocation is \$.10/sf/mo
- 4% annual rent increases
- Tenant pays electricity, gas, garbage
- Landlord covers exterior site maintenance as well as building HVAC maintenance
- Courtesy to brokers

Terms

- 1 year minimum
- Rental history and/or business income statement may be required



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SUITES 100 - 400: Approximately ~2,700sf/ea