

## **New Industrial Space for Lease**

### **Warehouse – Light Manufacturing – Production – Office**

535 Landmark Dr  
Philomath, OR 97370

Date Available: Summer 2025, Pre-Leasing now

Square Footage Available: minimum space is 2,715sf

#### **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**

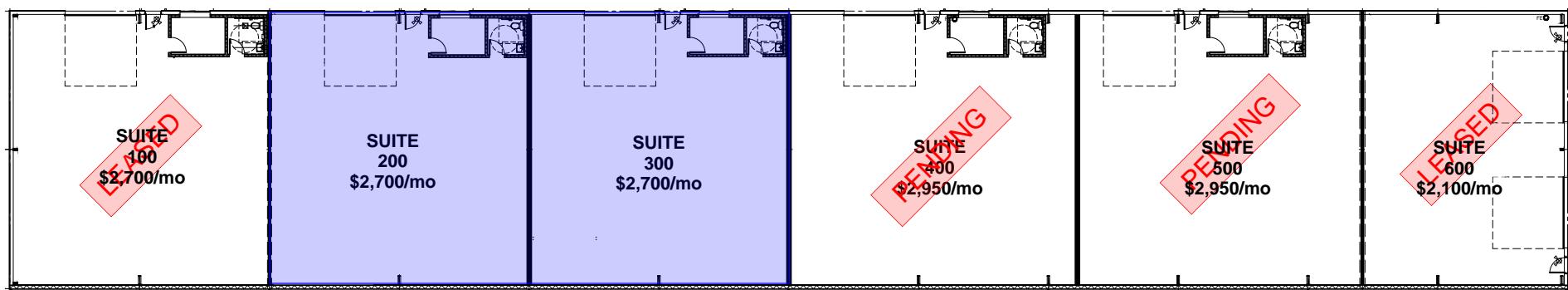
- \$2,700/mo for suite 200 & \$2,700/mo for suite 300
- 4% annual rent increases
- Tenant pays electricity, gas, internet/tel, garbage (normal water usage covered by landlord)
- Landlord covers exterior site maintenance as well as building HVAC maintenance
- Courtesy to brokers

#### **Terms**

- 3yr minimum, 10yr available, negotiable
- Rental history and/or business income statement may be required



Contact: Cody Smart, [cody@uncommoncabinetry.com](mailto:cody@uncommoncabinetry.com), 541-602-5384, or Kris Yates, [kris@uncommoncabinetry.com](mailto:kris@uncommoncabinetry.com), 503-999-7625



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SUITE 100: 2,715sf LEASED  
**SUITE 200: 2,715sf AVAILABLE**  
**SUITE 300: 2,715sf AVAILABLE**  
SUITE 400: 3,035sf PENDING  
SUITE 500: 3,035sf PENDING  
SUITE 600: 2,142sf LEASED