

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

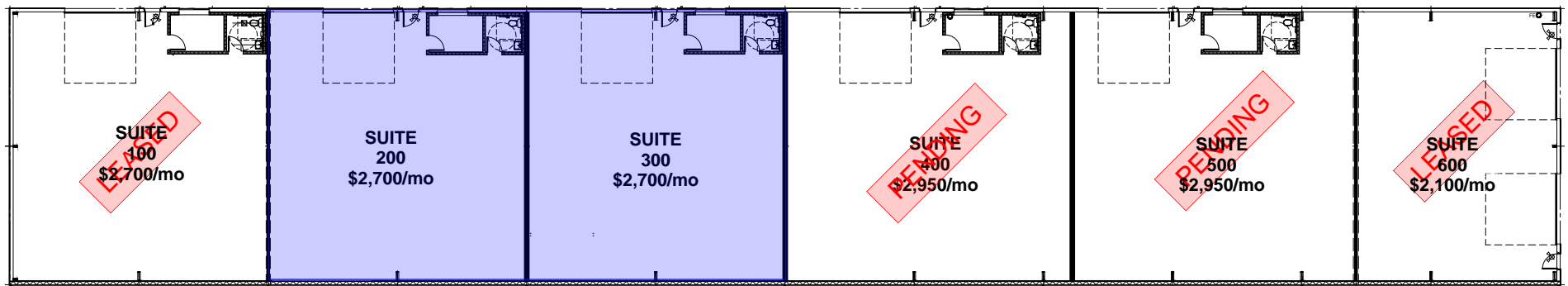
- \$2,700/mo for suite 200 & \$2,700/mo for suite 300
- 4% annual rent increases
- Tenant pays electricity, gas, internet/tel, garbage (normal water usage covered by landlord)
- Landlord covers exterior site maintenance as well as building HVAC maintenance
- Courtesy to brokers

Terms

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



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



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