



CorrQuest Building

3055 Salem Ave SE, Albany, OR 97321

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CorrQuest Building

\$18.00 /SF/YR

New construction flex-space from 2,101-4,720 sq feet available. Provided in new "shell" condition. Space includes finished bathroom. Insulated space with HVAC ready. Electrical is available 120/240 3-phase. Bare concrete floors ready for manufacturing, warehouse or build-out office space. Asphalt parking lot includes 2 spaces per 1000 Sq feet (up to 10 parking spaces). The full 4,720 continuous space includes 2 roll-up doors and 4 man door exits. The divided space includes 1 roll up door and 2 man doors in each space. Beautiful view of Waverly Lake and Park and only 0.3 miles from I-5....



Rental Rate: \$18.00 /SF/YR

Total Space Available: 10,470 SF

Min. Divisible: 1,500 SF

Max. Contiguous: 4,696.00 SF

Property Type: Flex

Property Subtype: Light Distribution

Building Class: B

Rentable Building Area: 28,872 SF

Year Built: 2023

Rental Rate Mo: \$1.50 /SF/MO

1st Floor Ste Space 1

Space Available	2,084 SF
Rental Rate	\$18.00 /SF/YR
Contiguous Area	4,696 SF
Date Available	Now
Service Type	Modified Gross
Space Type	New
Space Use	Flex
Lease Term	2 - 5 Years

Space has 1 finished bathroom. HVAC ready. 1 roll up door. 2 external entrance man doors.

1

1st Floor Ste Space 2

Space Available	2,612 SF
Rental Rate	\$18.00 /SF/YR
Contiguous Area	4,696 SF
Date Available	Now
Service Type	Modified Gross
Space Type	New
Space Use	Flex
Lease Term	2 - 5 Years

Space has 2 finished bathrooms. HVAC ready. 1 roll up door. 2 exit man-doors.

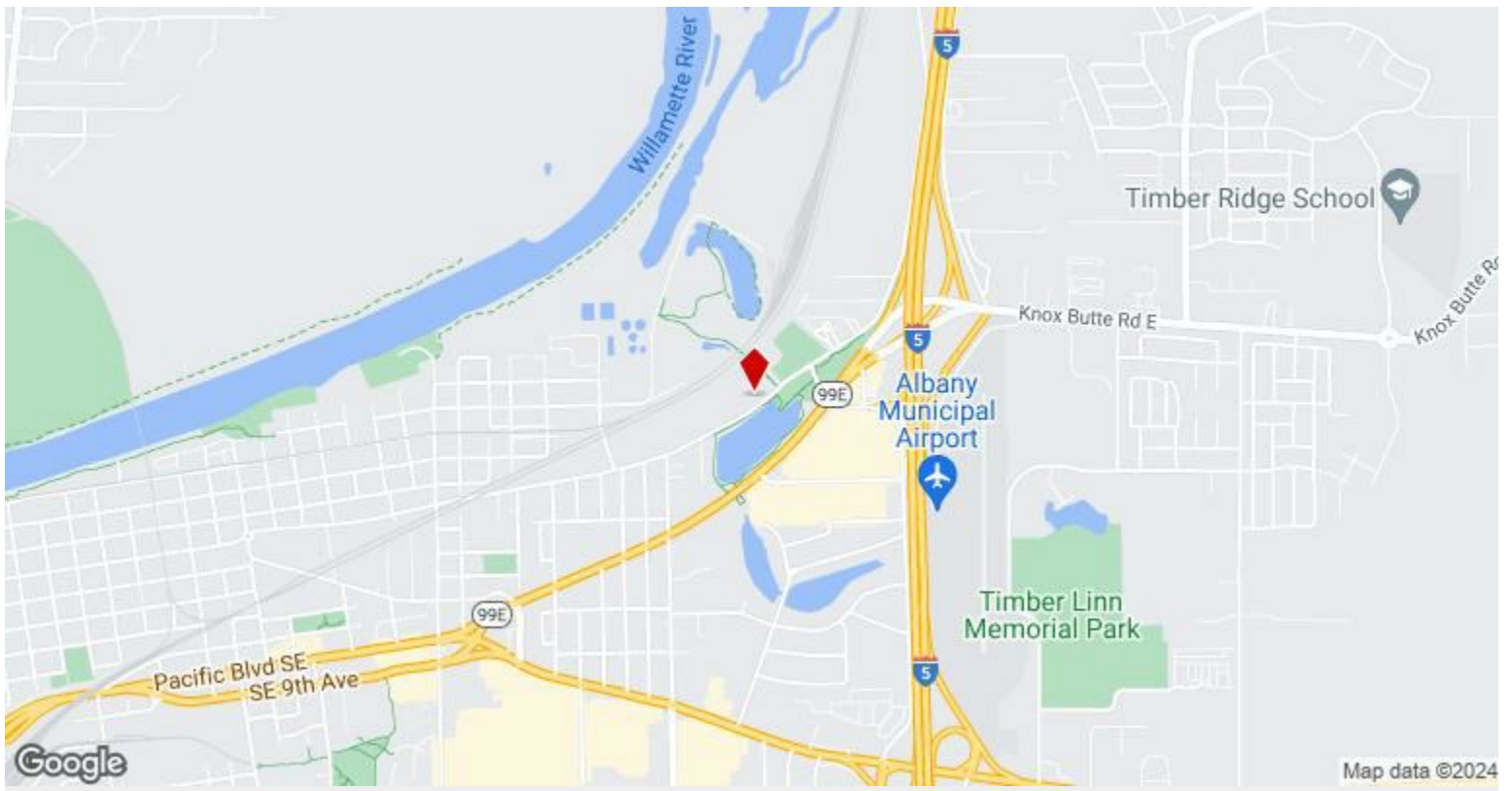
2

2nd Floor Ste Space 3

Space Available	1,500 - 5,774 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	New
Space Use	Office
Lease Term	2 - 5 Years

Single rectangular space. Divisible. Elevator & Stairs access. Shell does not include finished bathroom which will be the responsibility of the tenant. Plumbing and electrical stubs are ready for adding multiple restrooms in this space.

3



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Asphalt parking lot includes 2 spaces per 1000 Sq feet (up to 10 parking spaces). The full 4,720 continuous space includes 2 roll-up doors and 4 man door exits. The divided space includes 1 roll up door and 2 man doors in each space.

Beautiful view of Waverly Lake and Park and only 0.3 miles from I-5.

Property Photos



Parking Lot



Tenant Space 1 and 2

Property Photos



Tenant Space 1 and 2