

FOR LEASE



5250 Highbanks Rd - Highbanks Business Park - Springfield, Oregon

WAREHOUSE & OFFICE SPACES

- SUITE 210: 2,530 SF (DIVISIBLE) WITH FINISHED OFFICE AND OPEN WAREHOUSE/STORAGE SPACE
- SUITE 240: 3,000 SF (DIVISIBLE) ADJACENT SPACES WITH PRODUCTION AREA & OFFICE AREA
- SUITE 430: 3,264 SF WAREHOUSE WITH 520 SF OFFICE & MEZZANINE
- CLASS A CONCRETE-TILT CONSTRUCTION
- COVERED SHARED DOCKS
- DIRECT ACCESS TO I-105 AND I-5

Lease Rate: \$0.85/SF, NNN

For more information contact:

MILTON OILAR
miltono@campbellre.com
(541) 484-2214

Licensed in the State of Oregon

ABBY HYLAND
abby@campbellre.com
(541) 556-4813

Licensed in the State of Oregon

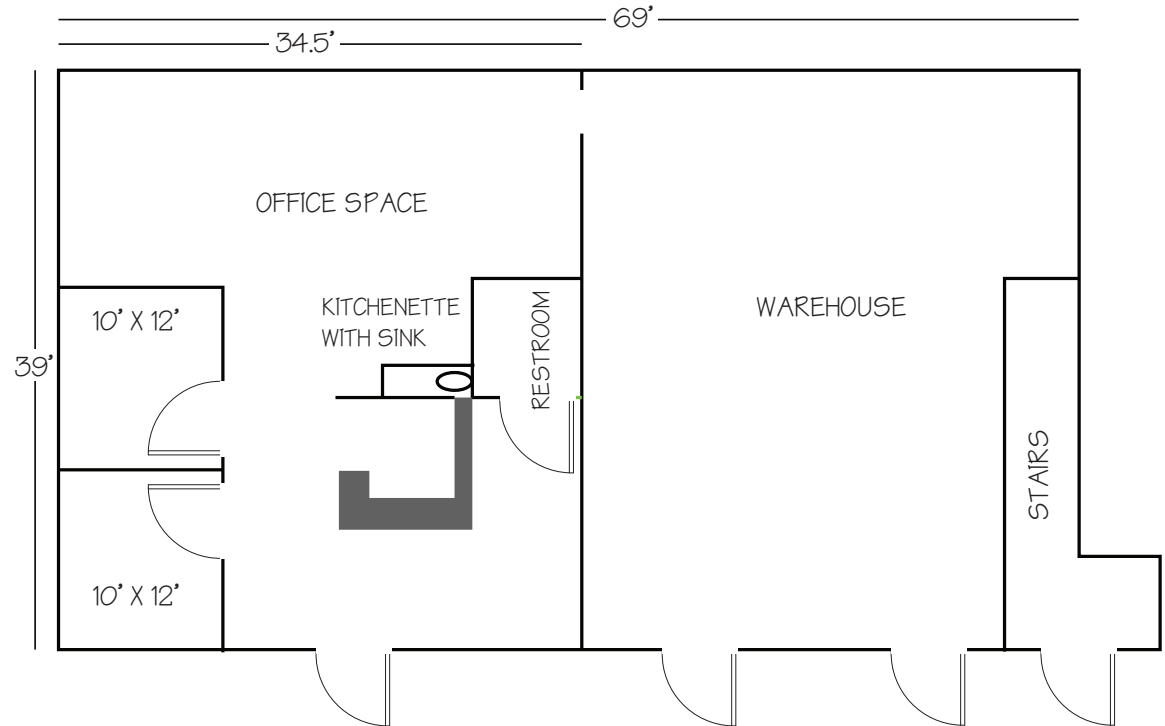


www.campbellre.com

SUITE 210 FLOOR PLAN

SUITE 210 HIGHLIGHTS

- 2,530 SF warehouse
- Can be divided
 - Finished office area
 - Private offices
 - Open warehouse/storage space
 - Abundant natural light



SUITE 210 PHOTOS



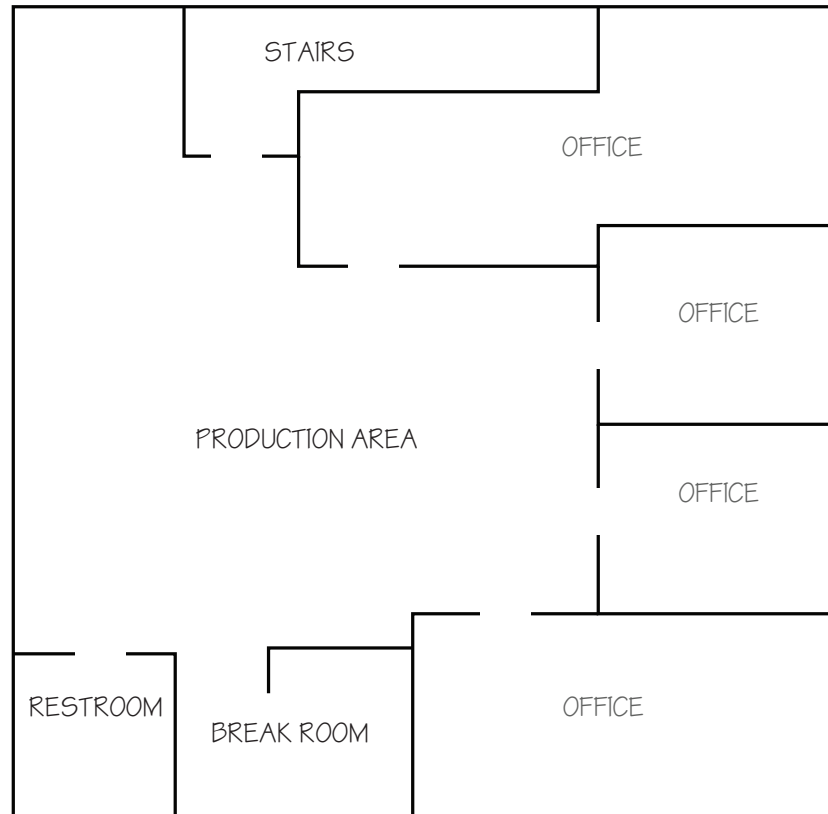
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SUITE 240 FLOOR PLAN (PARTIAL)

SUITE 240 HIGHLIGHTS

- 3,000 SF production area + office space
- Can be divided
 - 1,700 SF and 1,300 SF (adjacent spaces)
- Ideal office space on both sides
 - Private offices
 - Kitchenette
 - Ample parking
 - Fully built-out
 - Attractive business park environment

1,700 SF Space Floor Plan:



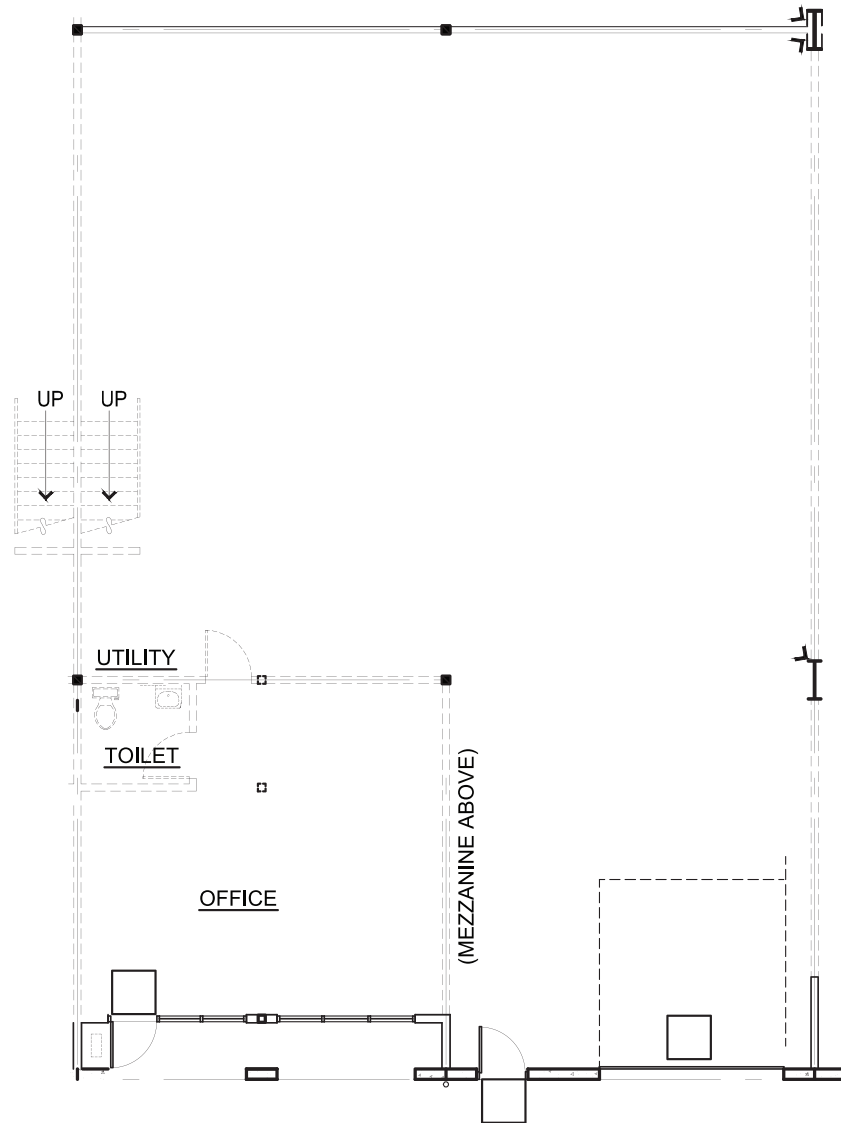
SUITE 240 PHOTOS



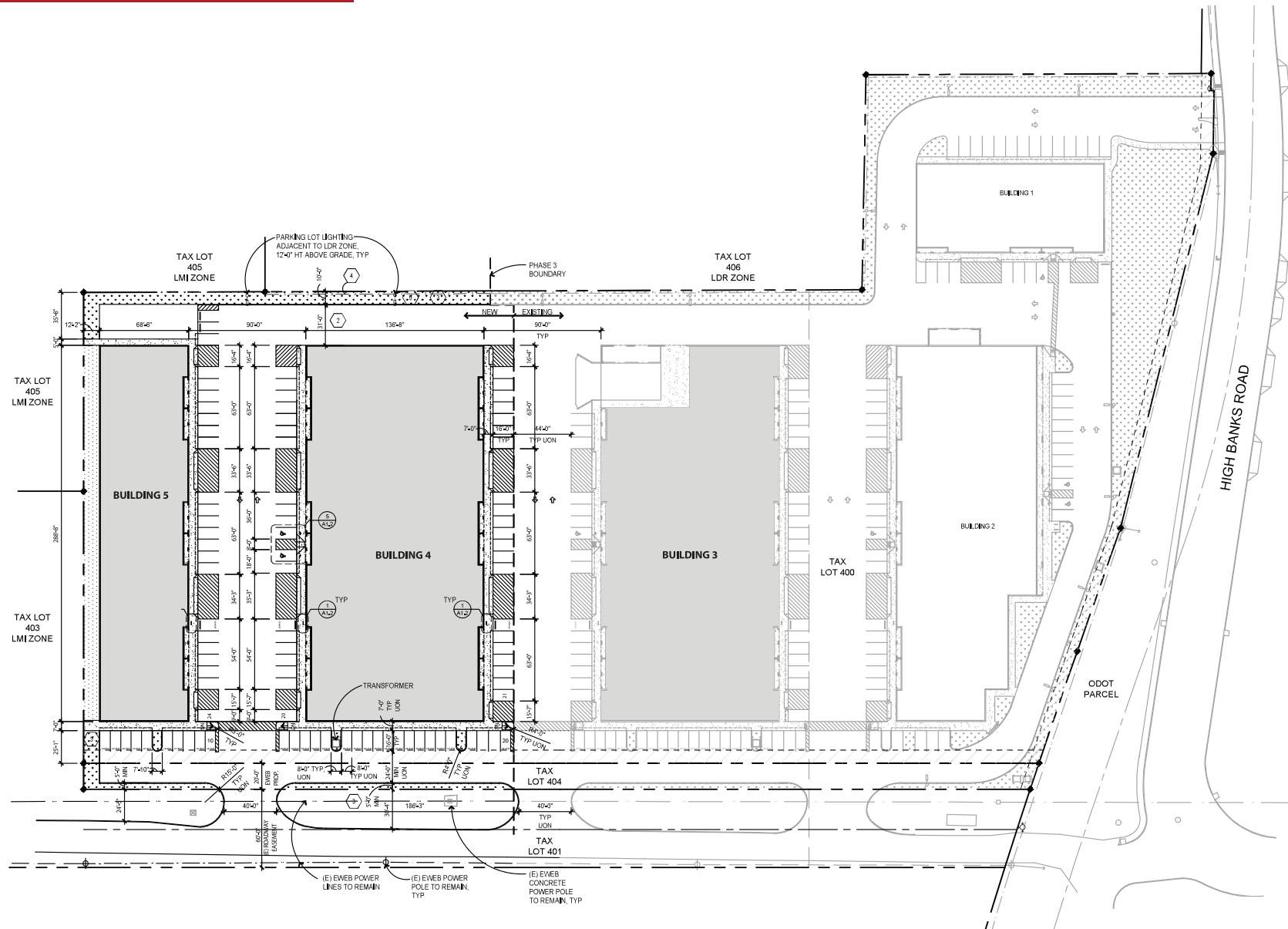
SUITE 430 FLOOR PLAN

SUITE 430 HIGHLIGHTS

- 3,264 SF warehouse
- 520 SF office
- Mezzanine

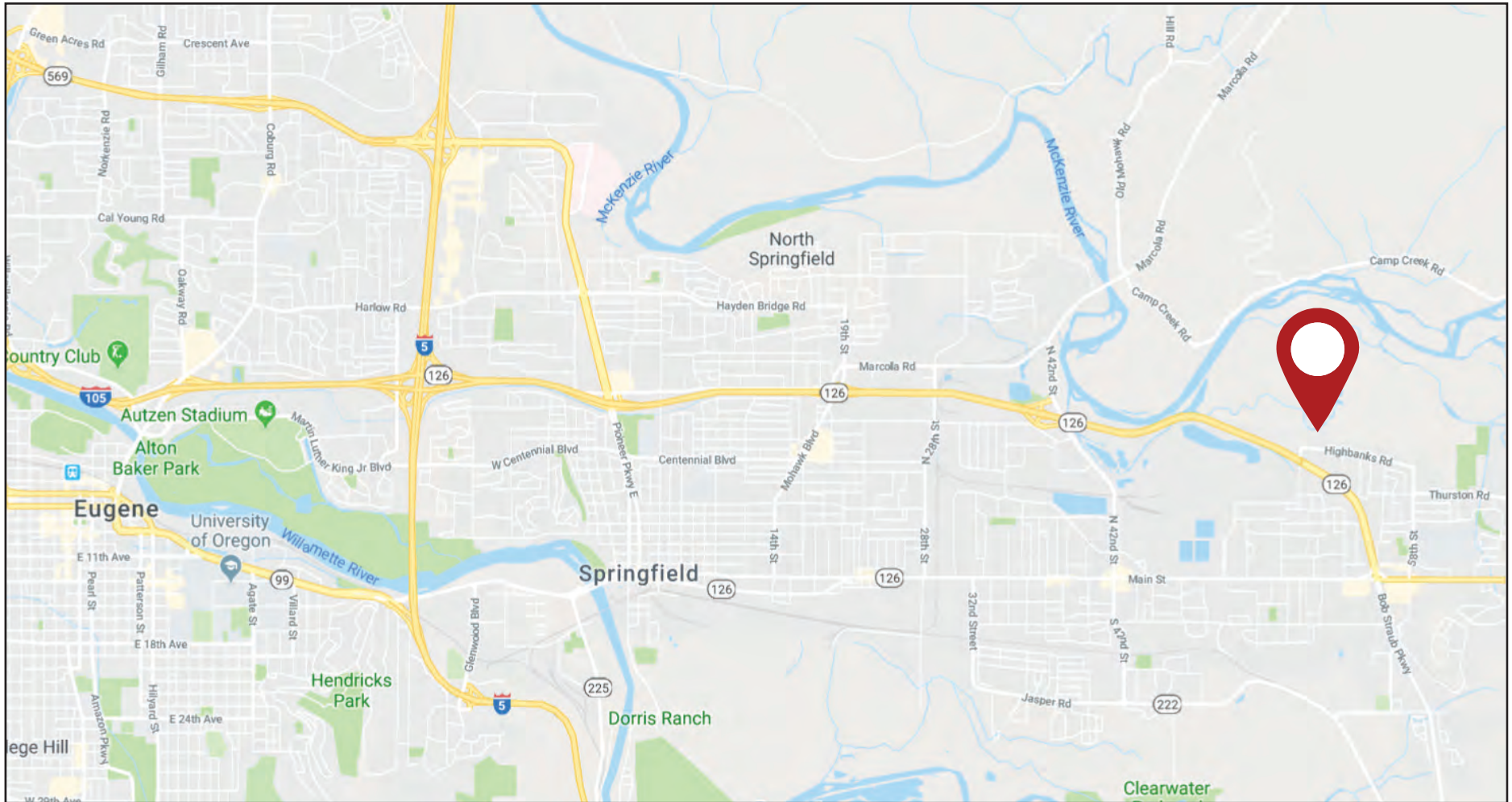


PROPERTY SITE PLAN



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PROPERTY LOCATION



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