

# AGRICULTURAL INDUSTRIAL

42,500SF ON 4.29 ACRES JUST OUTSIDE CORVALLIS



PRESENTED BY TRADITION REAL ESTATE PARTNERS

**27630 LLEWELLYN RD**  
CORVALLIS, OR 97333



# TABLE OF CONTENTS

1. PROPERTY DESCRIPTION

2. LOCATION

3. ZONING

4. PROPERTY HIGHLIGHTS

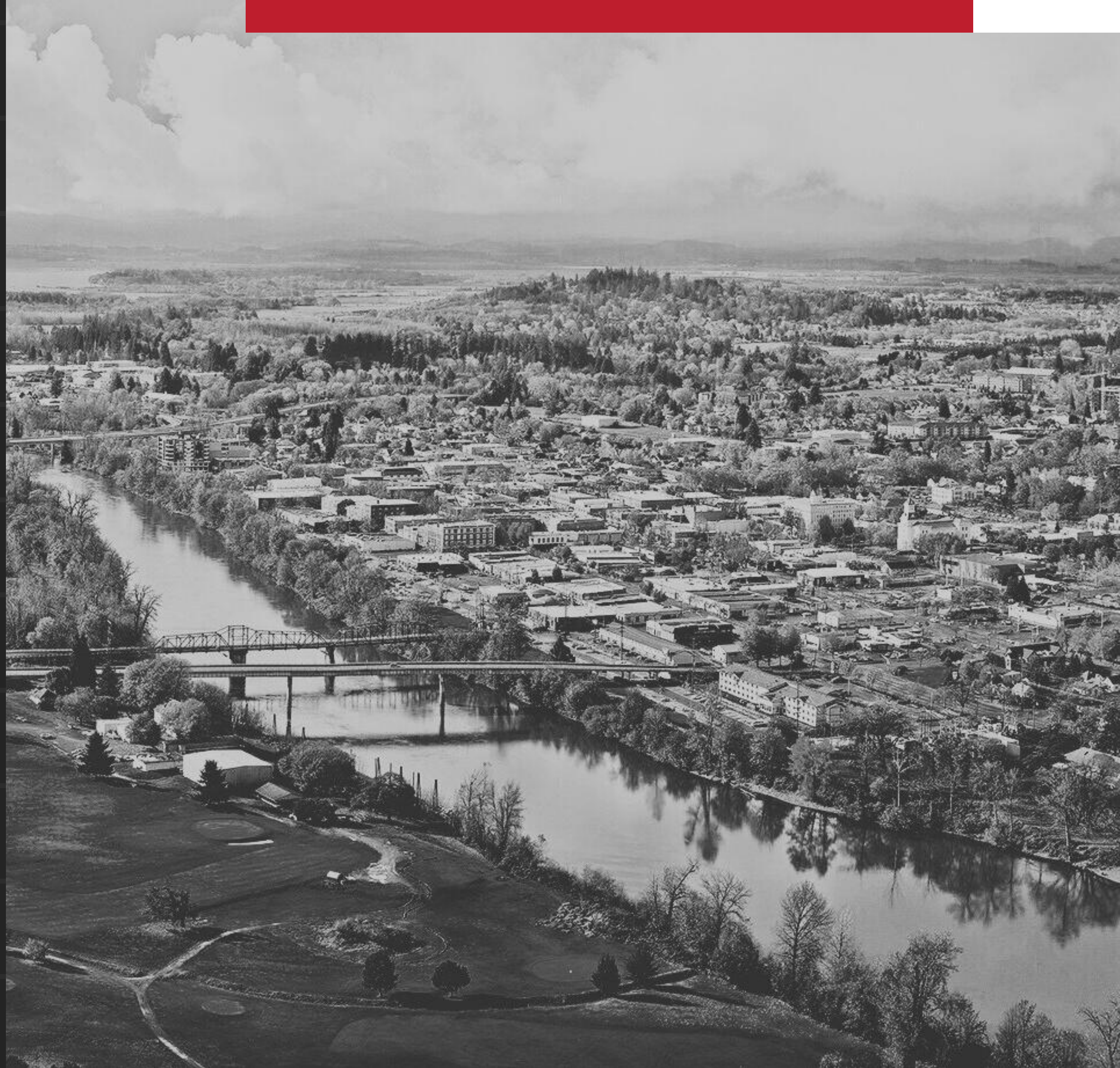
5. LEASED SPACE

6. FLOORPLAN

7. IMAGES

8. NEARBY AMENITIES

9. BROKERS





# PROPERTY DESCRIPTION



27630 LLEWELLYN RD PRESENTS A PRIME 4.29-ACRE AGRICULTURAL-INDUSTRIAL PROPERTY FOR SALE OR LEASE IN THE HEART OF THE WILLAMETTE VALLEY. BOASTING PROMINENT HWY 99 FRONTAGE, THIS 42,500 SF FACILITY OFFERS EXCEPTIONAL VISIBILITY AND ACCESSIBILITY, MAKING IT IDEAL FOR AGRICULTURAL PROCESSING, STORAGE, MANUFACTURING, OR DISTRIBUTION. THE PROPERTY FEATURES EXPANSIVE WAREHOUSE SPACES, PLENTIFUL OFFICE AREAS, 3-PHASE 800-AMP POWER, 18' CLEAR HEIGHT, AND MULTIPLE DOCK-HIGH AND GRADE-LEVEL DOORS TO SUPPORT EFFICIENT OPERATIONS. WITH APPROXIMATELY 32,427SF OF AVAILABLE WAREHOUSE SPACE AND ITS STRATEGIC LOCATION IN A THRIVING AGRICULTURAL HUB, THIS PROPERTY COMBINES VERSATILITY, CONNECTIVITY, AND GROWTH OPPORTUNITIES.



# LOCATION

- **LOCATION: 27630 LLEWELLYN RD, CORVALLIS, OR 97330**
- **BUILDING SIZE: 42,500 SQFT**
- **LOT SIZE: 4.29 ACRES**
- **ZONING: AGRICULTURAL INDUSTRIAL ( AI )**
- **ACCESSIBILITY: 4 MILES FROM CORVALLIS, 16 MILES FROM I-5, 30 MILES TO EUGENE**



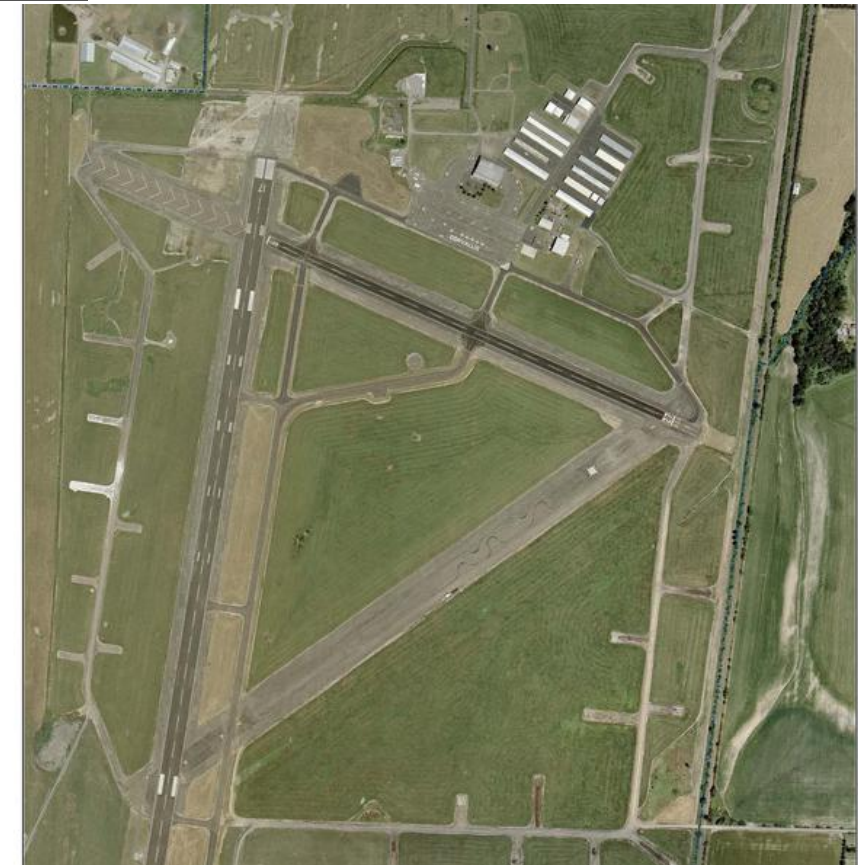
**CORVALLIS**



**SURROUNDED BY OVER 8000  
ACRES OF AG LAND**



**LESS THAN A MILE FROM  
CORVALLIS AIRPORT**

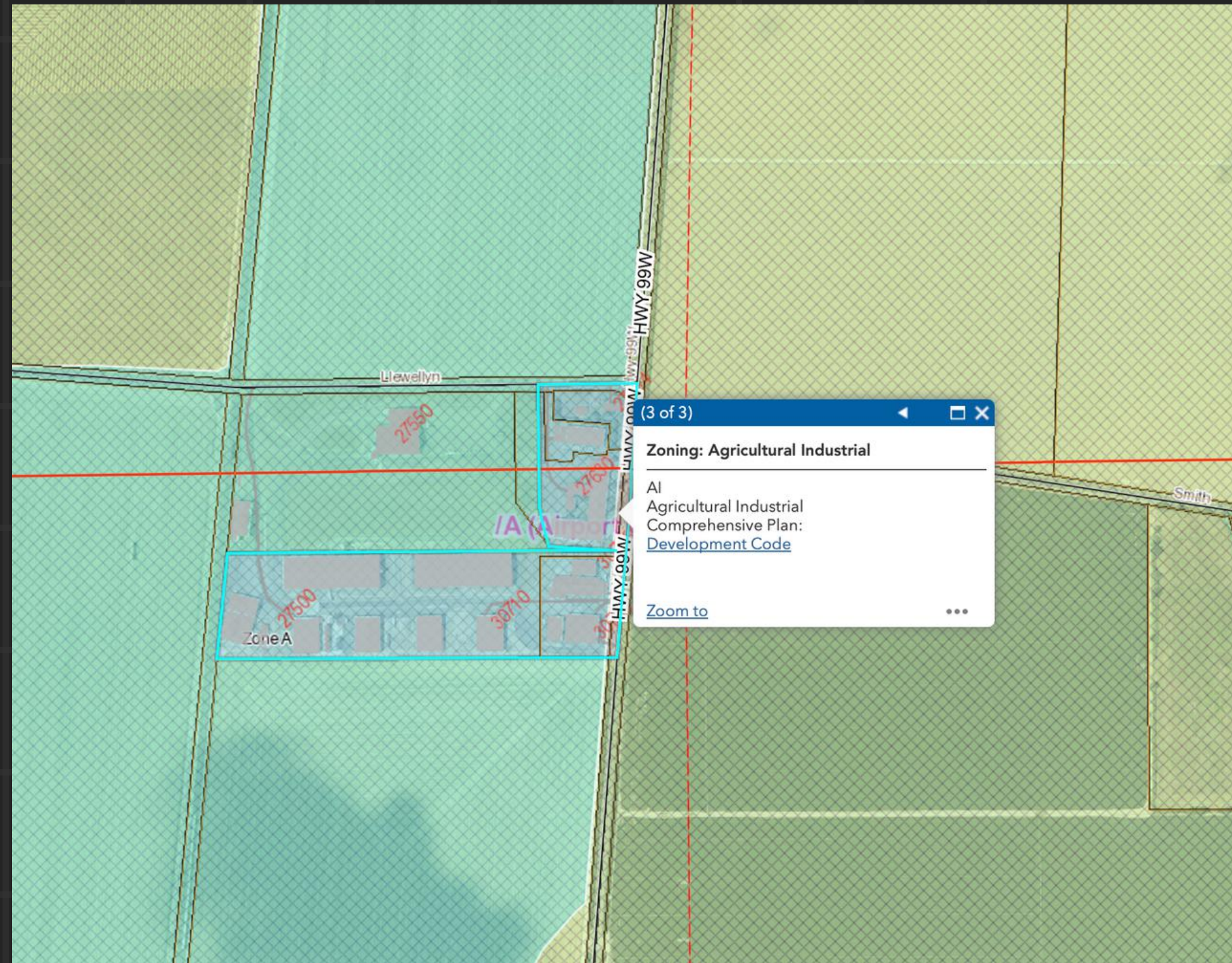




# ZONING



SCAN FOR  
AGRICULTURAL  
INDUSTRIAL  
ZONE CODE



ZONING



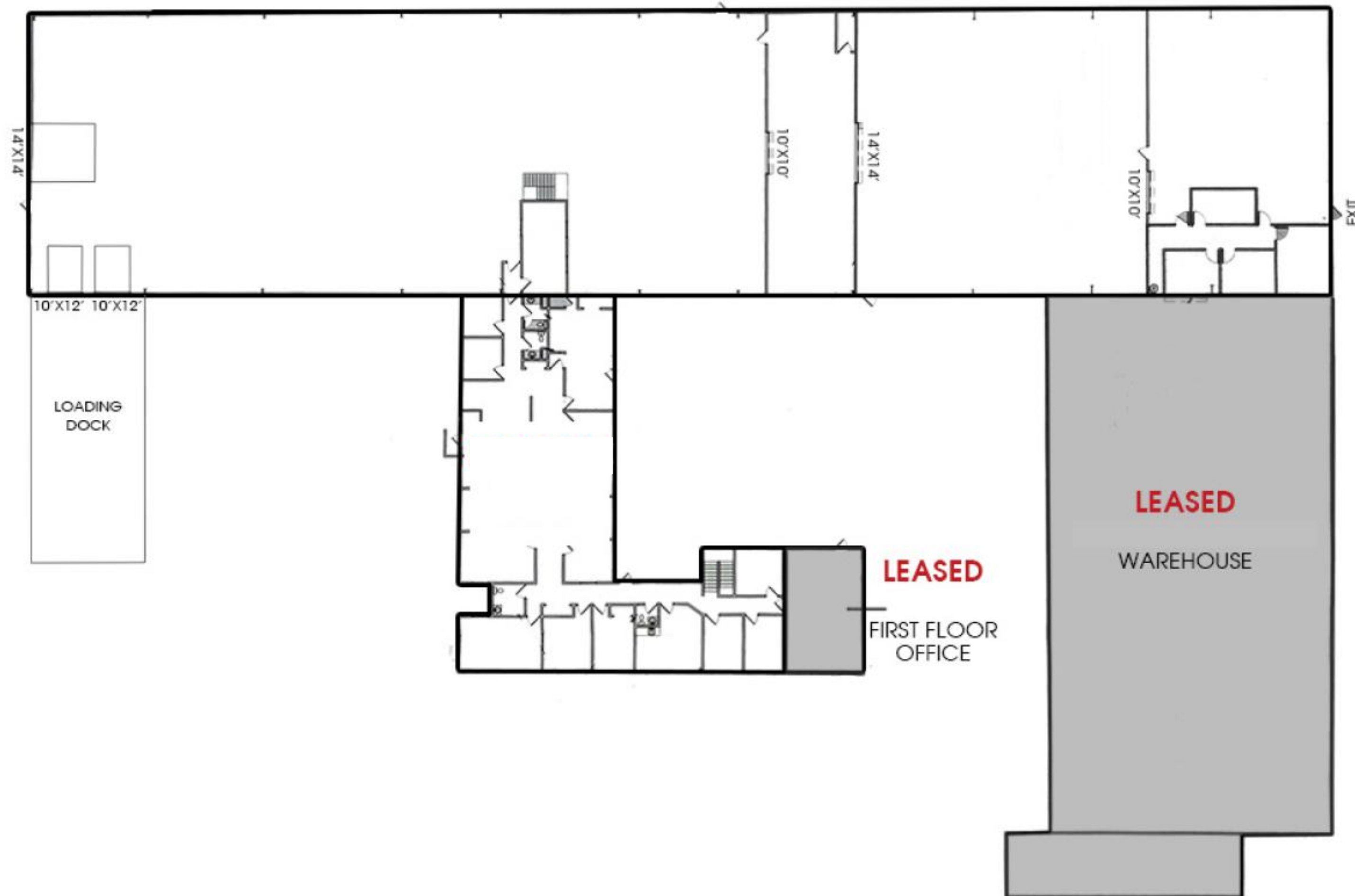
# PROPERTY HIGHLIGHTS



- 3 DOCK DOORS
- 18FT CLEAR HEIGHT
- 1 DRIVE IN BAY
- HWY 99 FRONTAGE
- 3-PHASE 800-AMP POWER
- BUILT IN 1993

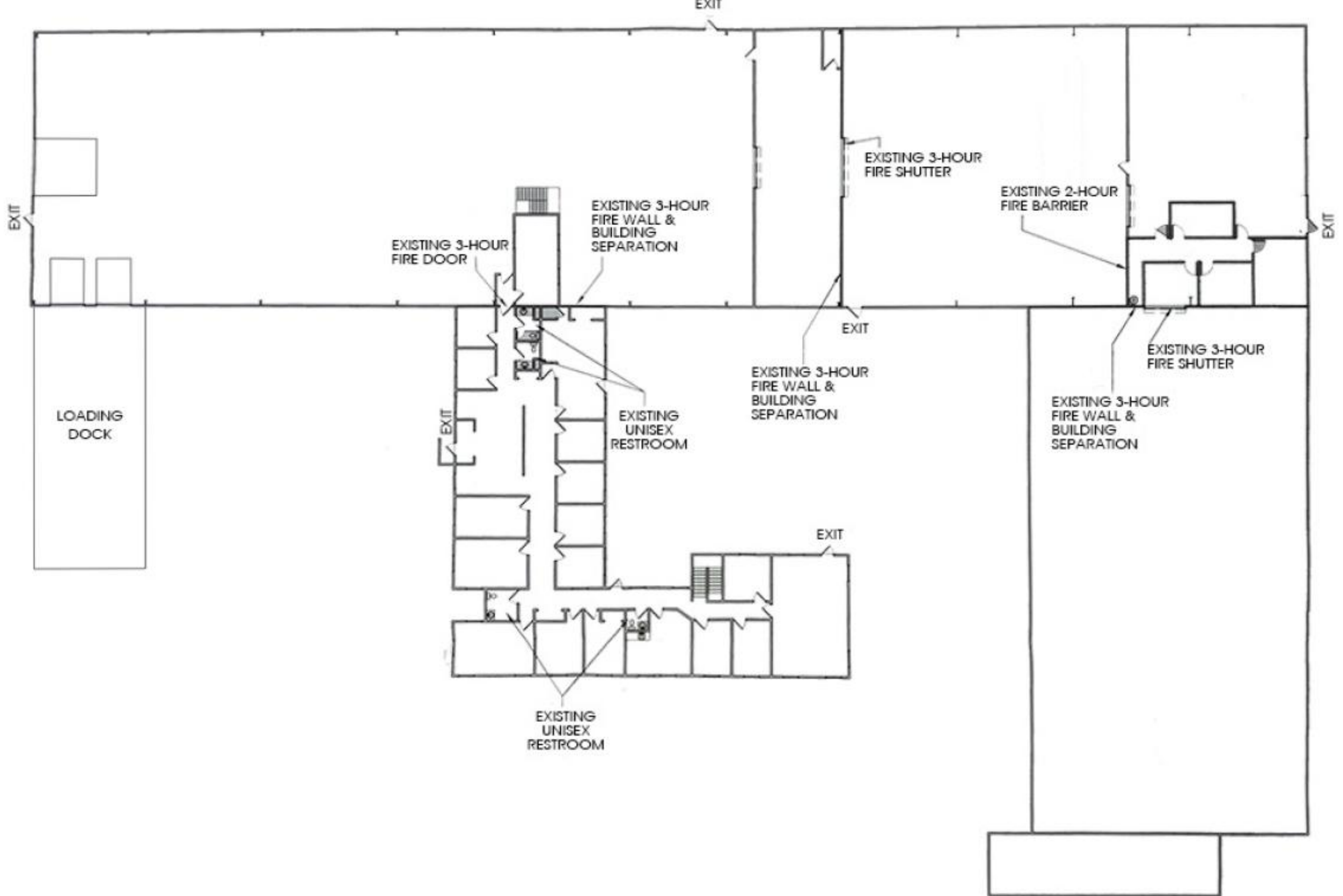
# LEASED SPACE

- 2,000-32,467 SF AVAILABLE
- WAREHOUSE SPACE
- 2 STORIES OF OFFICE SPACE
- DEMISEABLE SPACES
- LOTS OF PARKING





# FLOOR PLAN





# IMAGES |





# IMAGES |





# IMAGES |





# IMAGES |





# IMAGES |





# IMAGES |





# IMAGES |





# IMAGES |





# NEARBY AMENITIES





# BROKERS



TRADITION  
REAL ESTATE

## LEASE

23,400 SF - WAREHOUSE

2,000 SF - 4,500 SF

**\$5.99 SF/YR (NNN)**

## SALE

**\$2,999,999**





# BROKERS



TRADITION  
REAL ESTATE

## COMBINED SALE

# PRICE NEGOTIABLE





# BROKERS



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# BROKERS



# TRADITION REAL ESTATE

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