



Single tenant,  
2,485sf on .19ac lot

Newer building, well  
maintained with office area

## ABOUT THE PROPERTY

2,485sf industrial building with office area in highly visible location. Close to amenities. Off-street parking lot and recently reduced list price. Currently owned by an auto detail shop. Includes floor drain in wash bay and separator.

For More Information Call:

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## AMMENITIES INCLUDE:

- Visible from Hwy 126
- Well maintained
- Open shop plan
- Local ammenities
- Easy access
- High visibility
- In suite restroom

**Recent Price Improvement**  
**\$944,500**



**407 SW Warsaw is conveniently located on the corner of Warsaw and Deschutes Ave. It is visible from Hwy 126 in the MULW zoning district.**



- In-suite ADA Restroom
- Flexible open space that is currently an auto detail shop with infloor drain and separator.
- Three rollups and reception/office area.
- Excellent shop lighting.
- Air compressor and hard lines included.
- Ample off street and on street parking.