

2957-2967

2987

FOR LEASE

2957-2967 & 2987 INDUSTRIAL AVE

HUBBARD, OR 97032

JOE KAPPLER

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Fully renovated two-building industrial park with frontage on Hwy 99 in Hubbard, OR.

North Building (2987 Industrial Ave.) — 10,000 SF, including 664 SF of new office space, two restrooms, and four grade doors (14'H x 12'W). This building has two (2) 200 amp panels with 120/240 volts.

South Building (2957-2967 Industrial Ave.) — 20,000 SF of ground-floor space with two separate office suites totaling 1,515 SF, plus 1,902 SF of mezzanine office/storage and breakroom space. Includes five grade doors (14'H x 12'W) and a sprinkler system. 2957-2967 Industrial Ave. has five (5) electrical panels with 200 amps and 120/208 volts.

Both buildings feature new LED lighting, insulation, warehouse heaters, office finishes, new HVAC in the office spaces, and all-new asphalt. Zoned IC (Industrial-Commercial) by the City of Hubbard.

PROPERTY HIGHLIGHTS

- Up to 21' Clear height
- 9-grade doors (14' H x 12' W)
- New office space
- New LED lights, insulation, and parking/ storage lot.
- New HVAC in the office spaces & new heaters in the warehouse.
- IC zoning (Industrial- Commercial), City of Hubbard.

OFFERING SUMMARY

Lease Rate:	\$0.90-1.10 SF/month (NNN)
Available SF:	10,000 - 30,000 SF
Lot Size:	88,426 SF
Combined Building Size:	30,000 SF

SPACES	LEASE RATE	SPACE SIZE
2957-2967	\$0.90 SF/month	20,000 SF
2987	\$1.10 SF/month	10,000 SF

Acting broker has an owner interest in the property

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2957-2967 - Exterior



2957-2967 - Warehouse



2957-2967 - Office



2957-2967 - Warehouse



2957-2967 - Office



2957-2967 - Interior



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2957-2967 - Floor Plan



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2987 - Exterior



2987 - Warehouse



2987 - Warehouse



2987 - Office



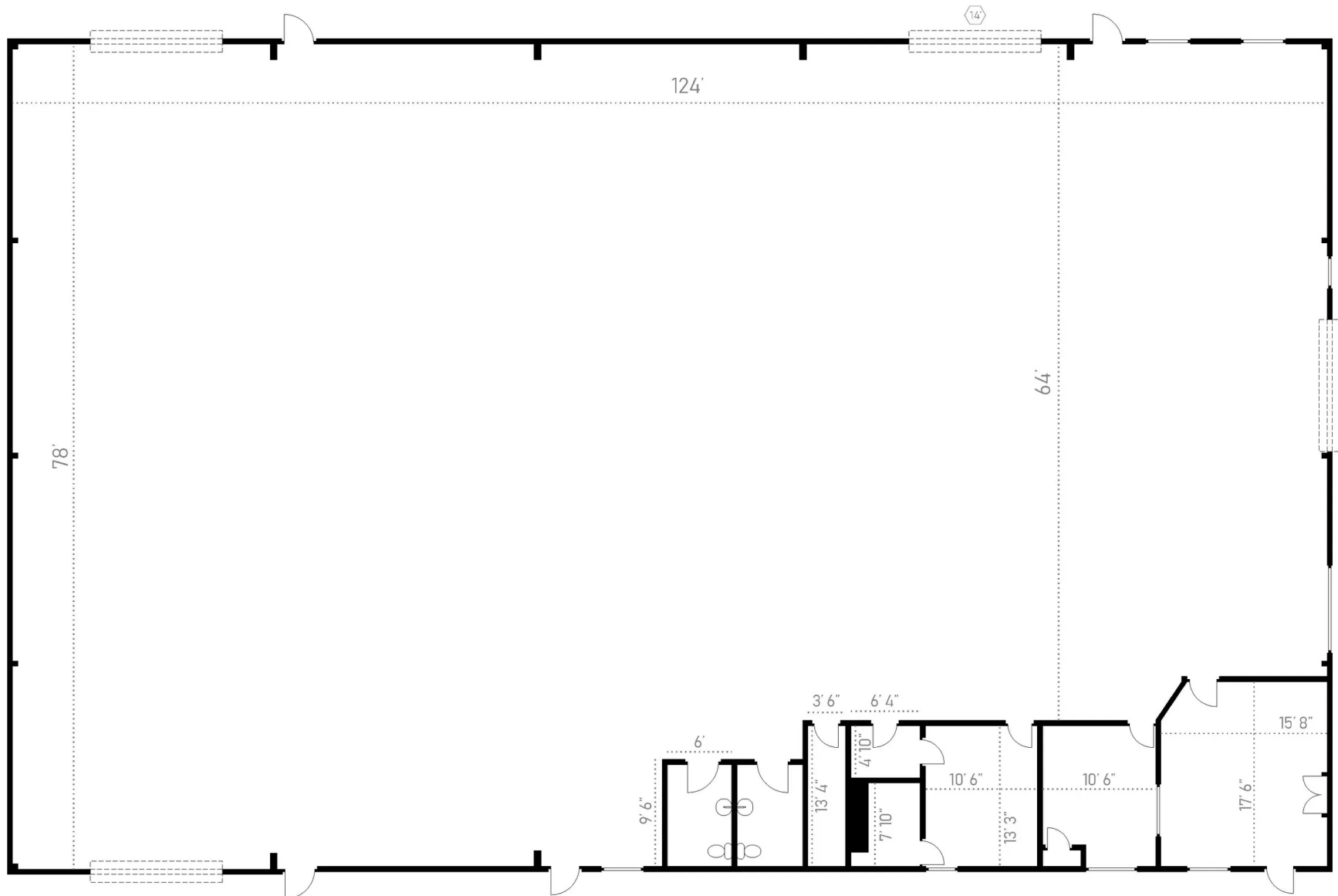
2987 - Office



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2987 - Floor Plan

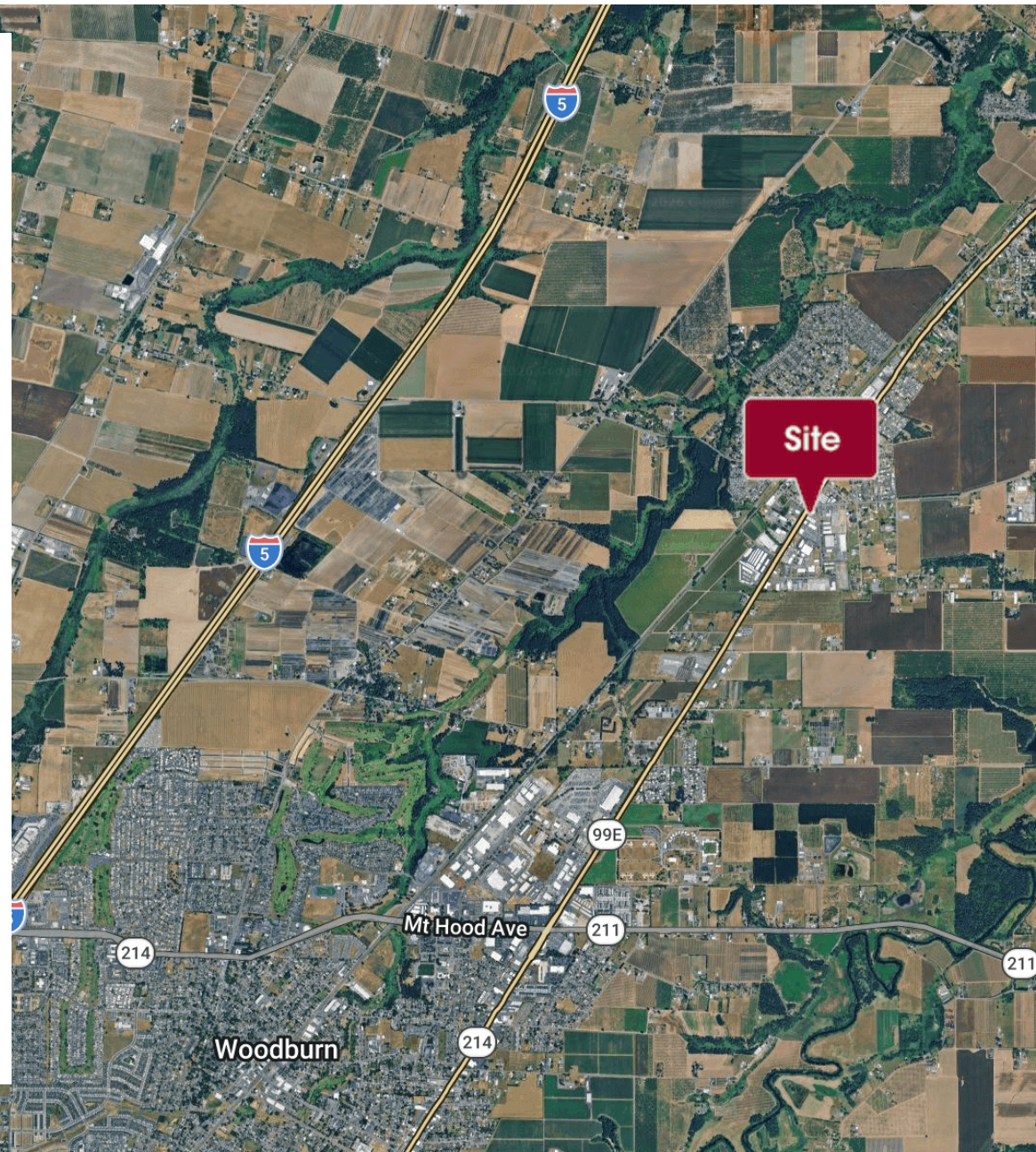


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LOCATION OVERVIEW

Convenient access to Hwy 99 and I-5.



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