

30929 Ehlen Drive SW, Albany, Oregon

33,400 SF Warehouse On An Oversized Lot



UD-II Zoned Industrial Land Urban Development in Albany, OR

Concrete structure with new roof on a gravel lot

- An approximately 33,400 SF building
- Lot is approximately 5.24 acres
- Zoned UD-II Zoned Industrial Land Urban Development
- Located on the southern edge of Albany, OR

Traffic counts*:

Corvallis-Lebanon Hwy 210 at Oakville Rd SW:

- 25,978 vehicles daily

Northbound Oakville Rd SW past Ehlen Dr SW:

- 3,168 vehicles daily



*MPSI Daily Estimate, 2021-2022

OFFERED AT \$2,500,000

NEWMARK

For additional information, please contact:

DAVID C. SQUIRE, SIOR

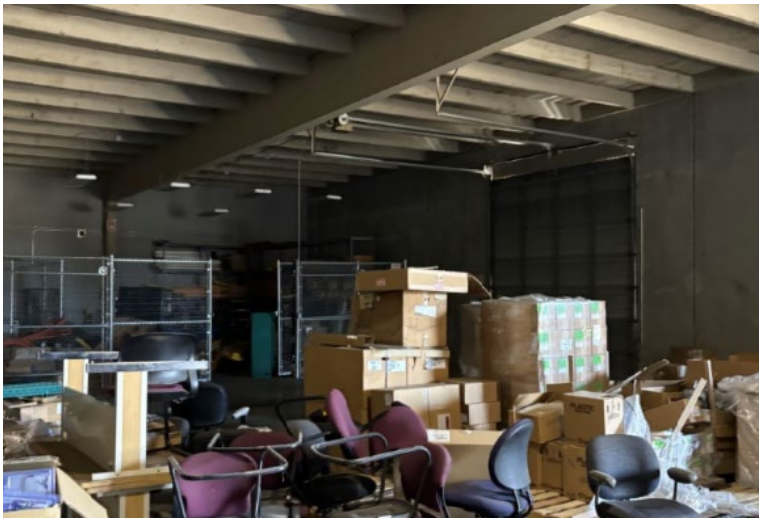
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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POPULATION			
	3 MILE	5 MILES	10 MILES
2023 Estimate	6,496	34,568	144,015
Growth Projection 2023-2028	1.32%	1.93%	2.78%
HOUSEHOLD INCOME			
	3 MILE	5 MILES	10 MILES
2023 Average Household Income	\$92,257	\$81,282	\$85,994
Daytime Employment	3,230	16,489	69,766

- ◆ Located on the southern edge of Albany, OR
- ◆ 1 mile from the rural town of Tangent, OR
- ◆ 6 miles from Hwy 99W/Hwy 34 intersection in Corvallis, OR
- ◆ 5 miles from the I-5 interchange at Hwy 34

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