

# FOR LEASE



## 5250 Highbanks Rd - Highbanks Business Park - Springfield, Oregon

### WAREHOUSE & OFFICE SPACES

- **SUITE 240:** 3,000 SF (divisible) adjacent spaces with production area & office area -  
Lease Rate: \$0.85/SF, NNN
- **SUITE 340:** 2,700 SF warehouse with 564 SF office - Lease Rate: \$0.85/SF, NNN
- **SUITE 500-540:** 16,920 SF warehouse with second story office - Lease Rate: \$0.75/SF, NNN
- Class A concrete-tilt construction
- Covered shared docks
- Direct access to I-105 and I-5



*For more information contact:*

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

Licensed in the State of Oregon

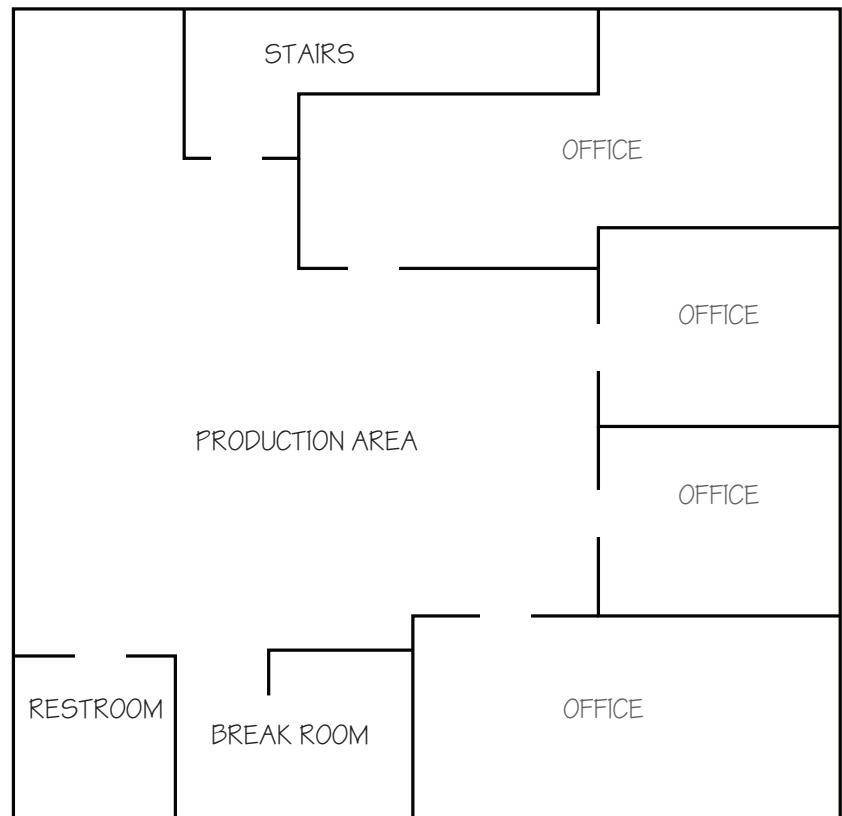
**ABBY HYLAND**  
abby@campbellre.com  
(541) 556-4813

Licensed in the State of Oregon

## 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

### *Partial Floor Plan (1,700 SF):*



The information in this package was obtained from sources deemed reliable, and is not guaranteed by agent. Package is subject to change, error or omission, prior sale or lease, correction or withdrawal. Any party contemplating purchase is urged to conduct their own independent study and inspection.

## SUITE 240 PHOTOS

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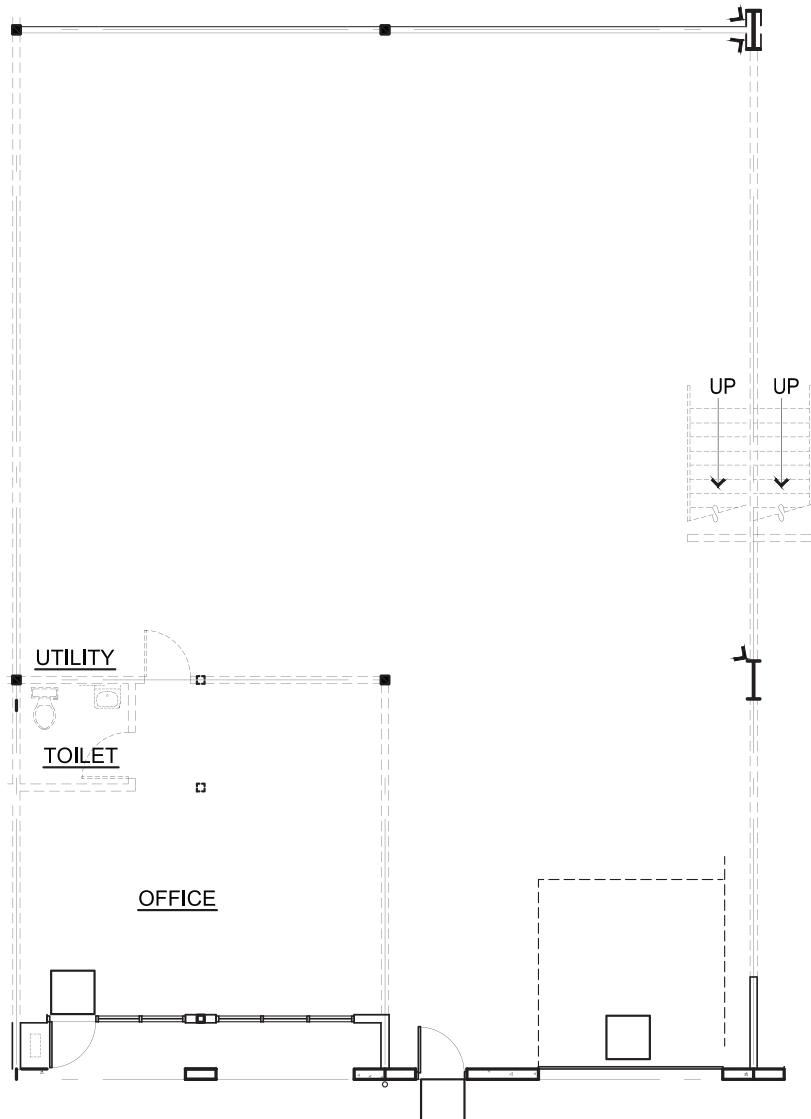


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## SUITE 340 HIGHLIGHTS

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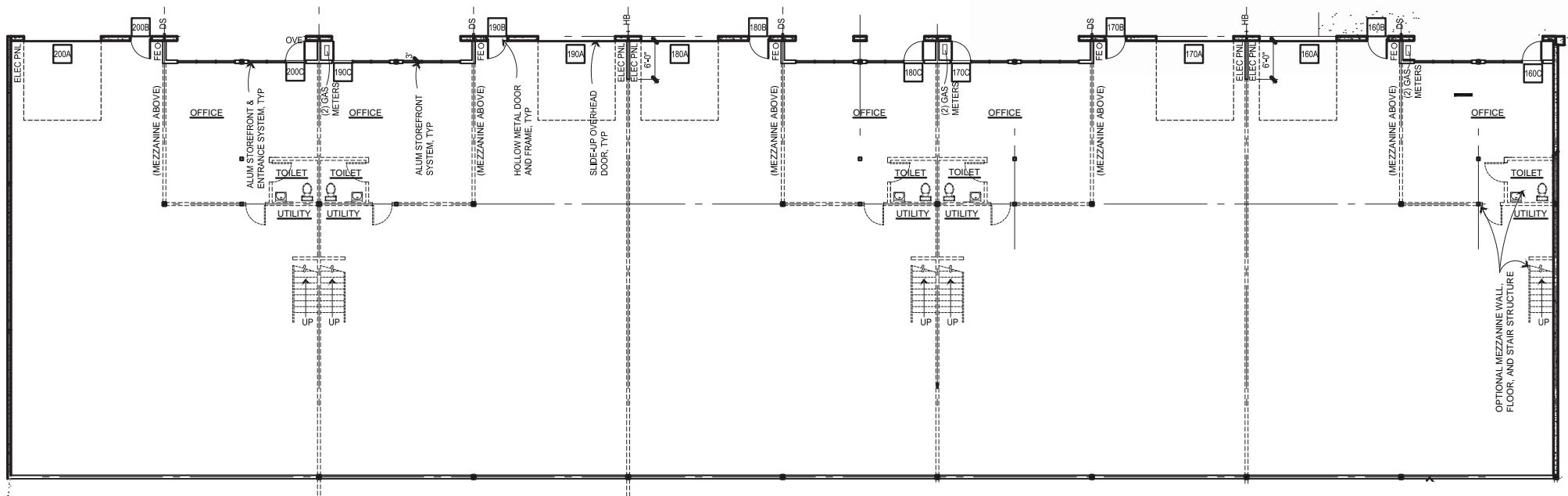
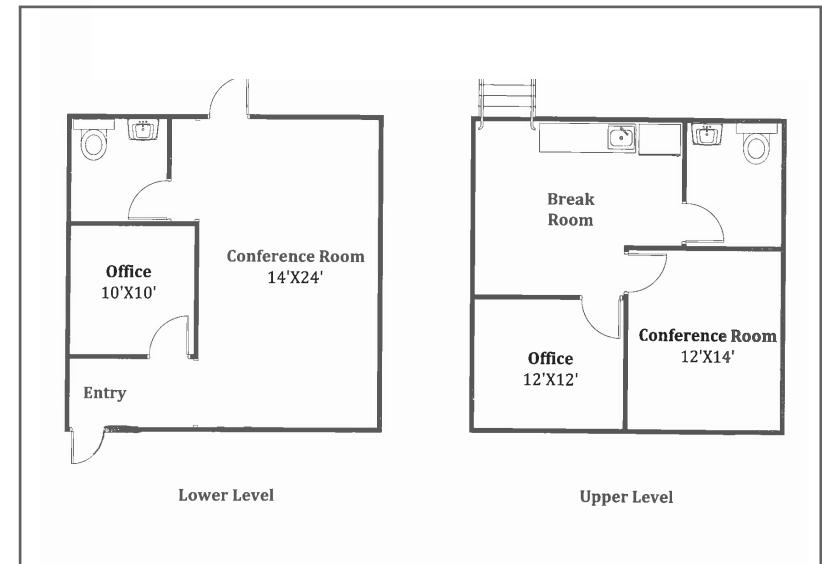
- 2,700 SF warehouse
- 564 SF office



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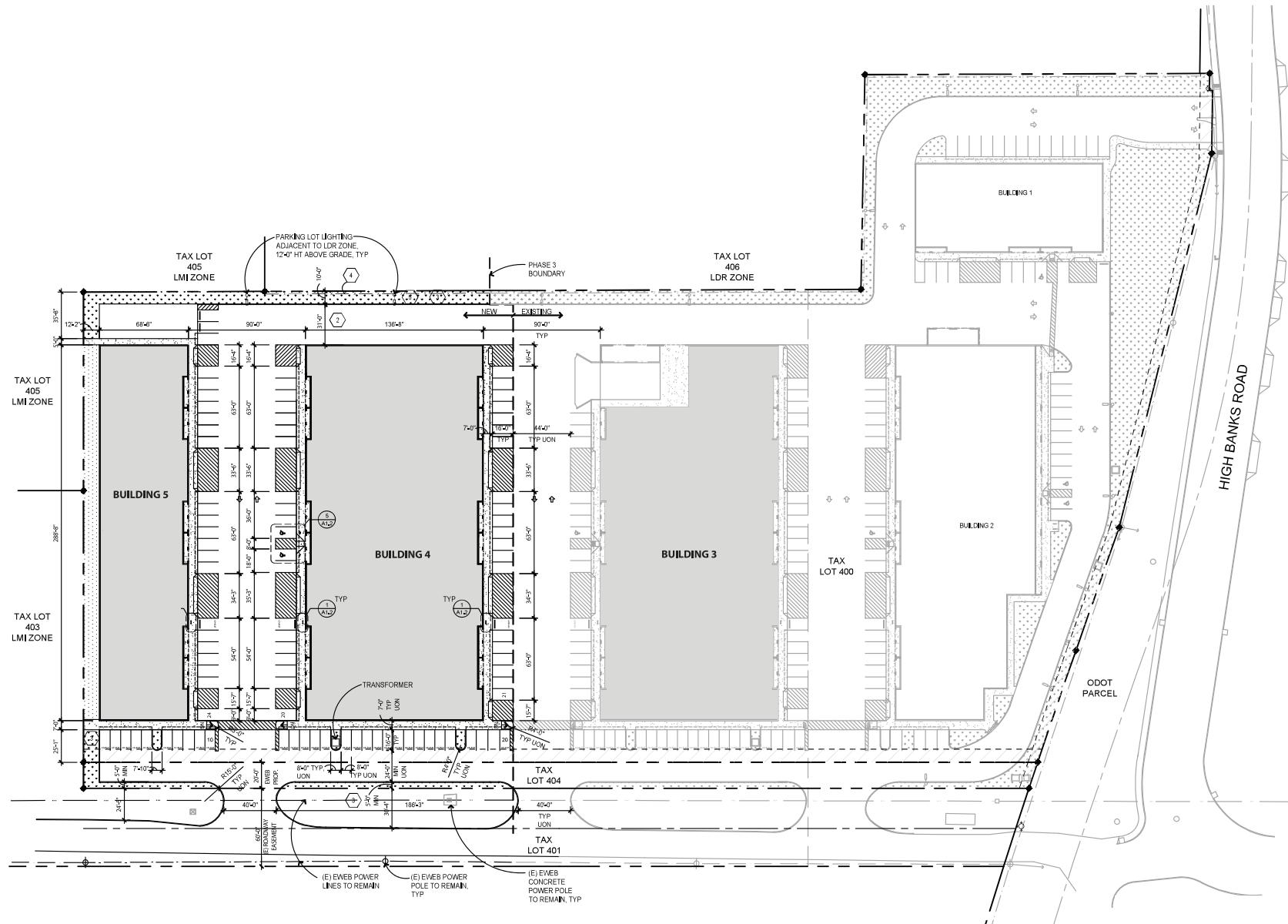
## SUITE 500-540 HIGHLIGHTS

- 16,920 SF warehouse
- Two-story office build-out: approx. 550 SF (downstairs) + 600 SF (upstairs)
- Five units with roll-up doors
- Roll-up door providing full access next to loading dock



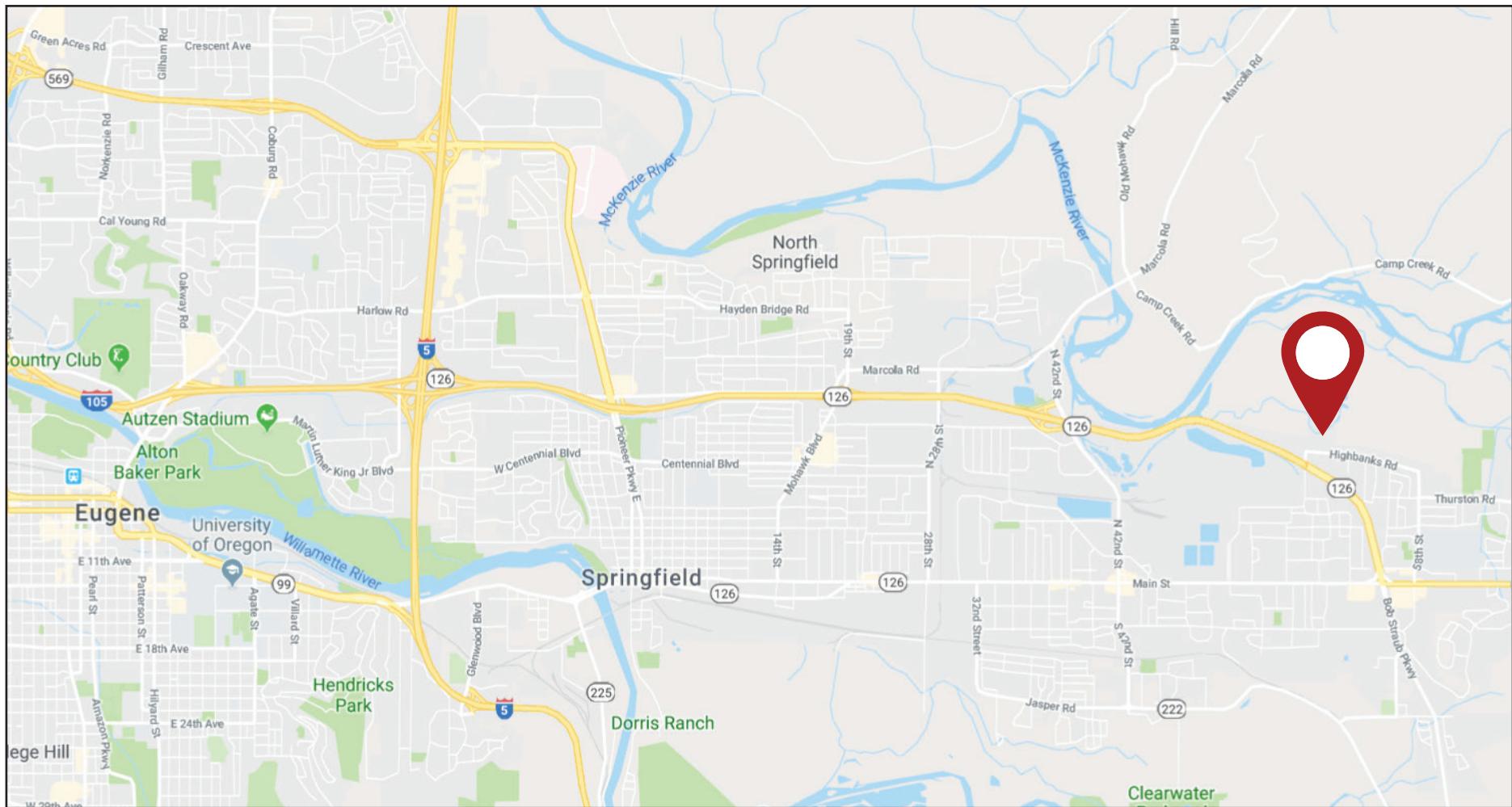
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# PROPERTY SITE PLAN



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## PROPERTY LOCATION



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