

FOR LEASE

2,546-12,000 SF | \$0.85/SF/MO. NNN

New Madras Industrial Suites

35 NW Cherry Lane, Madras, OR 97741



EXCELLENT ACCESS TO HIGHWAYS 26 AND 97



Terry O'Neil, Broker

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FOR LEASE

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New Madras Industrial Suites

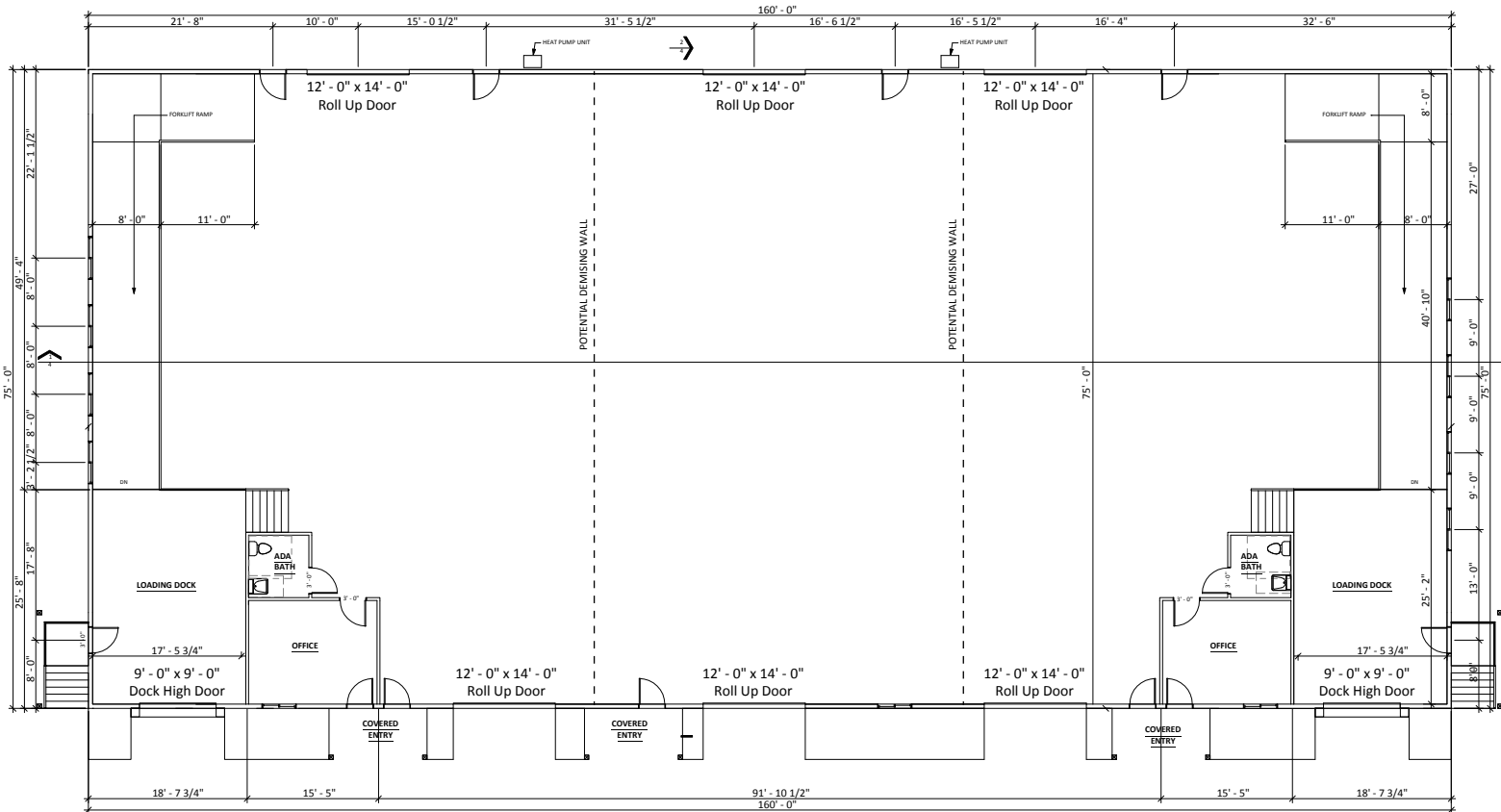
PROPERTY DETAILS

- Avail. Space:** 2,546 - 12,000 SF
- Lease Rate:** \$0.85/SF/Mo. NNN
- CAMs:** Est. at \$0.26/SF/Mo.
- Bldg. Size:** 12,000 SF
- Lot Size:** 3.24 Acres
- Year Built:** 2024
- Zoning:** Industrial (I)
- Parking:** Ample onsite spaces
- Date Avail.:** October 1, 2024

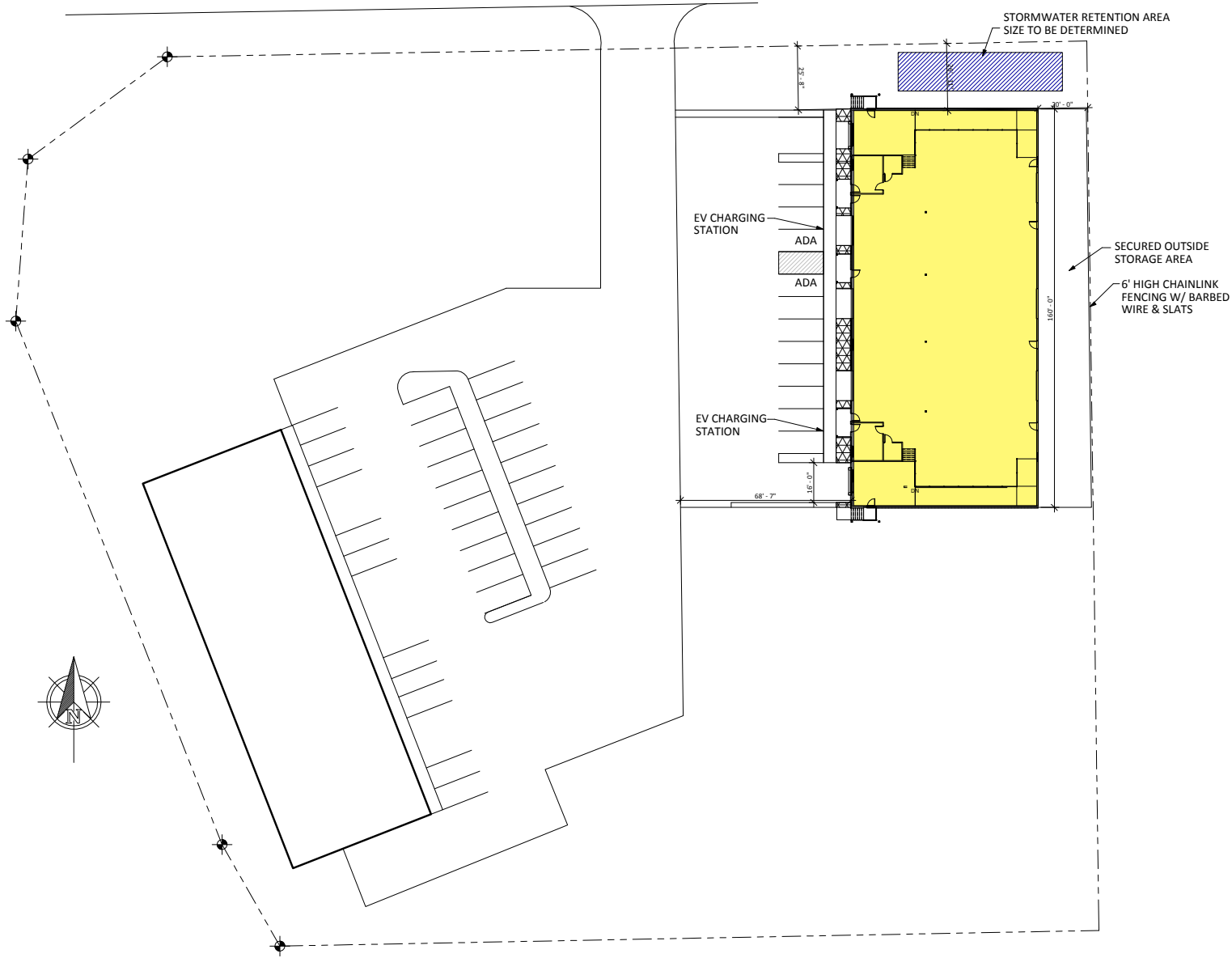
HIGHLIGHTS

- Building can be leased to a single tenant or demised to suit user
- Climate controlled units
- Great Hwy 126 access and visibility
- Building has two dock high loading doors and six 14' roll up doors
- Directly east of Madras airport
- Extra fenced storage on east side of building accessed through the interior roll up doors and through a sliding gate on the south end of the outside storage for additional drive in access
- 3 phase power
- Quality building located in an industrial business park near Bright Wood

FLOOR PLAN



INDUSTRIAL PARK SITE PLAN



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