



FOR SALE



# CONCEPT SYSTEMS INVESTMENT OPPORTUNITY

## Investment Opportunity For Sale

24,260 SF | \$3,525,000

### 1913-1957 Fescue ST SE, Albany, OR

This Class A light industrial building has been occupied by the same tenant for close to 25 years and is an outstanding investment opportunity. The building is approximately 65% warehouse and 35% office space and is in outstanding condition throughout. The current rent is well under fair market value. The tenant is prepared to sign a long-term lease extension at closing at a starting rate of \$.815 per square foot per month, triple net\*. This is a blended rent considering the office and the warehouse space and is equal to or less than our estimate of fair market rent. The subject property is visible to Interstate 5 and less than 1/2 mile from the Highway 20 interchange.

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# PROPERTY SUMMARY

**FOR SALE**



## PROPERTY DETAILS

Address	1913-1957 Fescue St SE, Albany, OR
Building Size	24,260 SF
Lot Size	0.92 Acres
Sale Price	\$3,525,000
Price Per SF	\$145
Cap Rate	6.7%
NOI	\$237,000
Year Built	2000
Zoning	Light Industrial

### Property Description

For 25 years, Concept Systems, Inc. has helped clients in the product lines of Automation Consulting, Controls and Workflows, Process Controls, and precision Panel Fabrication. They provide clients with on-site or remote service automation support.

From helping a food manufacturing client with a rapidly growing need for greater production to a client needing robotic solutions to increase plant safety and product production, the engineering team at Concept Systems, Inc. helps clients in a wide variety of industries.

Learn more about the tenant at [www.conceptsystemsinc.com](http://www.conceptsystemsinc.com)

### Property Highlights

- Long-term NNN lease at closing\*
- 25-year tenant in the building

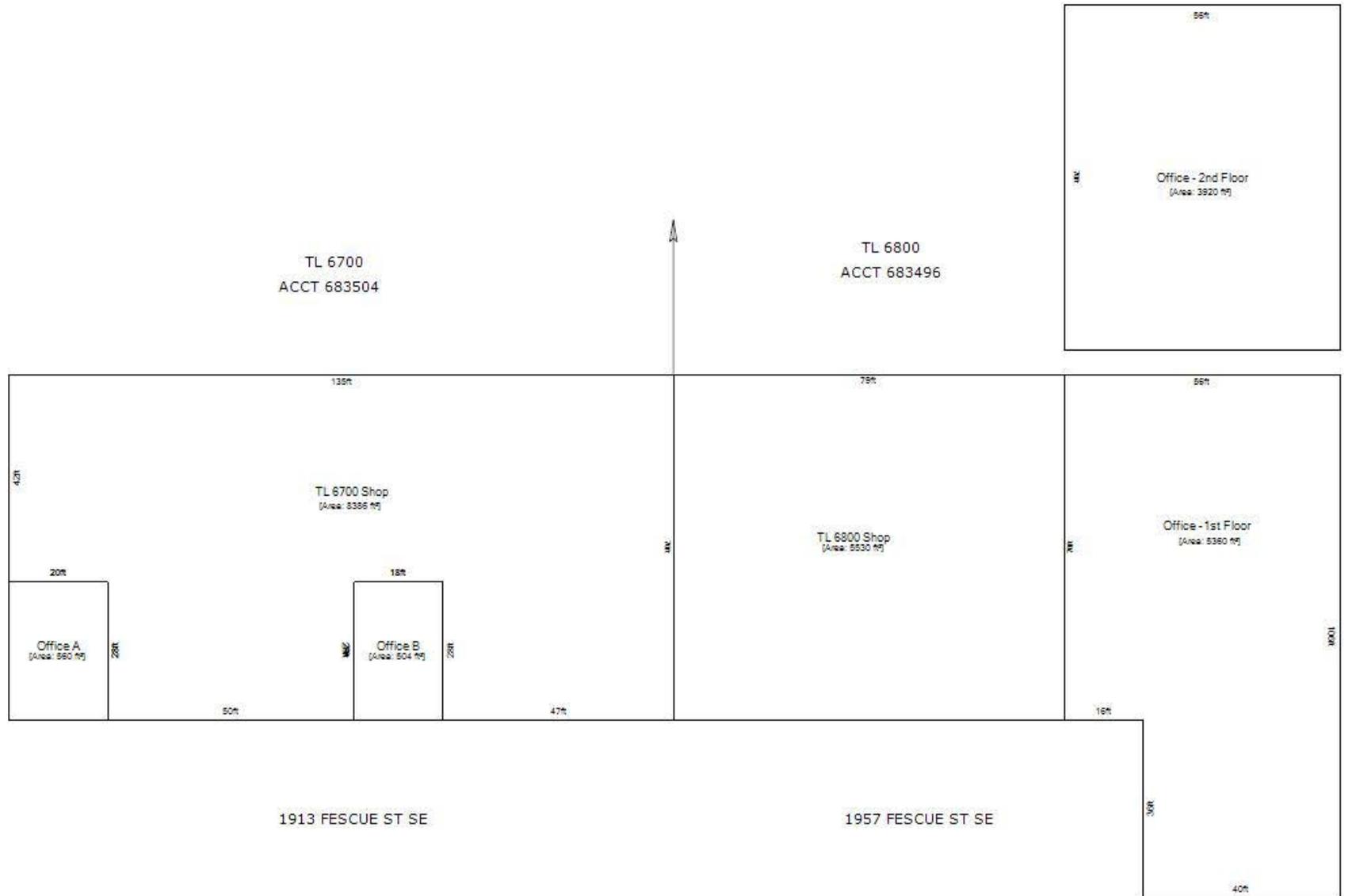
### Location Description

Less than 1/2 mile from an I-5 interchange, the Fescue/Rye Street corridors are comprised of several light-manufacturing businesses. Albany is a blue collar manufacturing community with a rich history in the wood products, titanium, metal fabrication, and industrial manufacturing fields. Albany is close to Corvallis, the home of Oregon State University, one of the top engineering and science universities on the West Coast. Corvallis is the site of the 197-acre Hewlett Packard research and science campus which houses such companies as Jacobs Engineering, Nuscale Power, NV5, Advanced Technology and Manufacturing Institute (ATAMI), and Edge Analytical.



# FLOOR PLAN

## FLOOR PLAN





INTERIOR PHOTOS





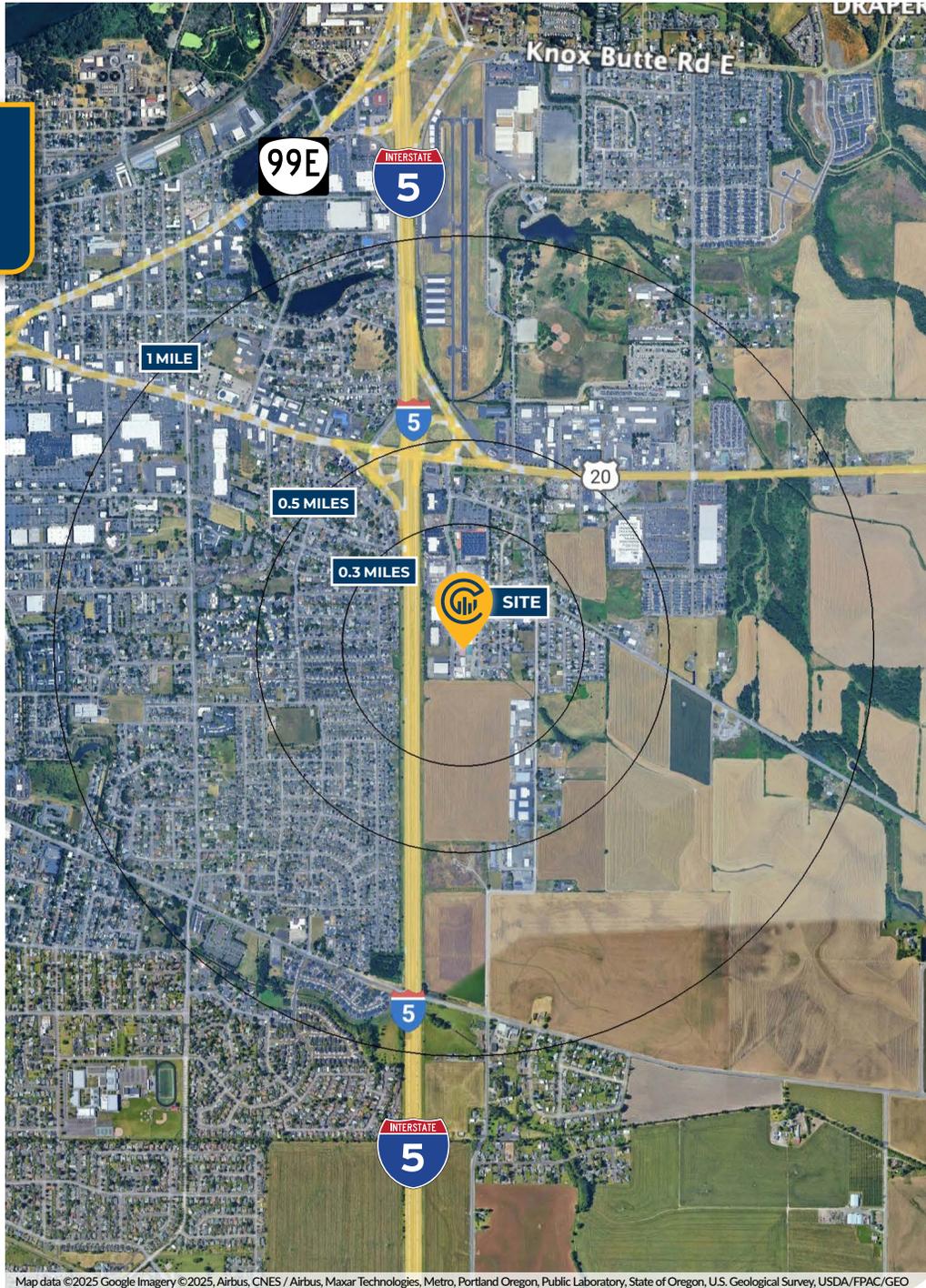
# LOCAL AERIAL MAP



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# DEMOGRAPHICS MAP & REPORT



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## AREA DEMOGRAPHICS

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	732	2,453	8,666
Average Age	41	41	40
Average Age (Male)	40	39	39
Average Age (Female)	42	42	42
<b>Households &amp; Income</b>			
Total Households	284	940	3,425
# of Persons Per HH	2.6	2.6	2.5
Average HH Income	\$94,252	\$95,607	\$85,936
Average House Value	\$328,118	\$328,830	\$325,390

Demographics data derived from AlphaMap

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