

**LEASE**

**524 SW 12th St**

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Pendleton, OR 97801

**PRESENTED BY:**

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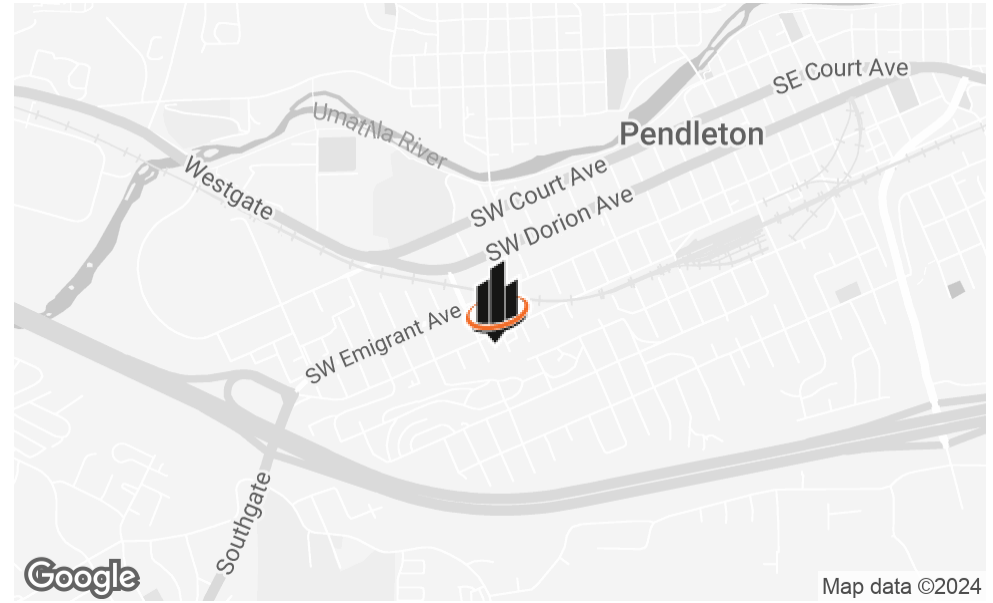
OR #201243902

**AARON ROWE**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE (MODIFIED GROSS):</b>	\$5,008/month (\$6.00 SF/YR)
<b>AVAILABLE SF:</b>	10,015 SF
<b>LOT SIZE:</b>	0.69 Acres
<b>BUILDING SIZE:</b>	10,015 SF
<b>YEAR BUILT:</b>	1971

## PROPERTY DESCRIPTION

Pendleton Office and Warehouse building now available for Lease. Great central location with close access to I-84 and Hwy 395. 10,015 SF building featuring 1,615 SF of office space with a reception area, 4 private offices, storage and restroom. 8,400 SF clear span warehouse with mezzanine (not included in SF) and 3 dock-high roll up doors. Fully enclosed lay down yard. C-1 zoning. Call Listing Brokers for more information.

## PROPERTY HIGHLIGHTS

- Central location
- Fully enclosed yard
- 8,400 SF Warehouse
- Close proximity to I-84 and Hwy 395

## LOCATION AND ZONING OVERVIEW



### ZONING DESCRIPTION

The property is zoned in the Commercial C-1 district, which is defined in the City of Pendleton Unified Development Code, Chapter 4.01.1 as:

### LOCATION DESCRIPTION

Situated in Pendleton off of 12th St, this property is conveniently located with close proximity to Interstate 84 and Hwy 395.

Pendleton is the cultural center of Northeastern Oregon and within 3-4 hours to Seattle, Spokane, Portland and Boise and within 50 minutes to Tri-Cities, Washington.

With thriving tourism, Pendleton is also a regional hub for events and home to major employers, Blue Mountain Community College, Wildhorse Resort & Casino, EOCC, St. Anthony's Hospital, Walmart, the Pendleton Airport and others in Aviation, Manufacturing, Warehousing and Distribution. Major industries in Pendleton include agriculture, woolen mills, healthcare, education and manufacturing.

PHOTOS



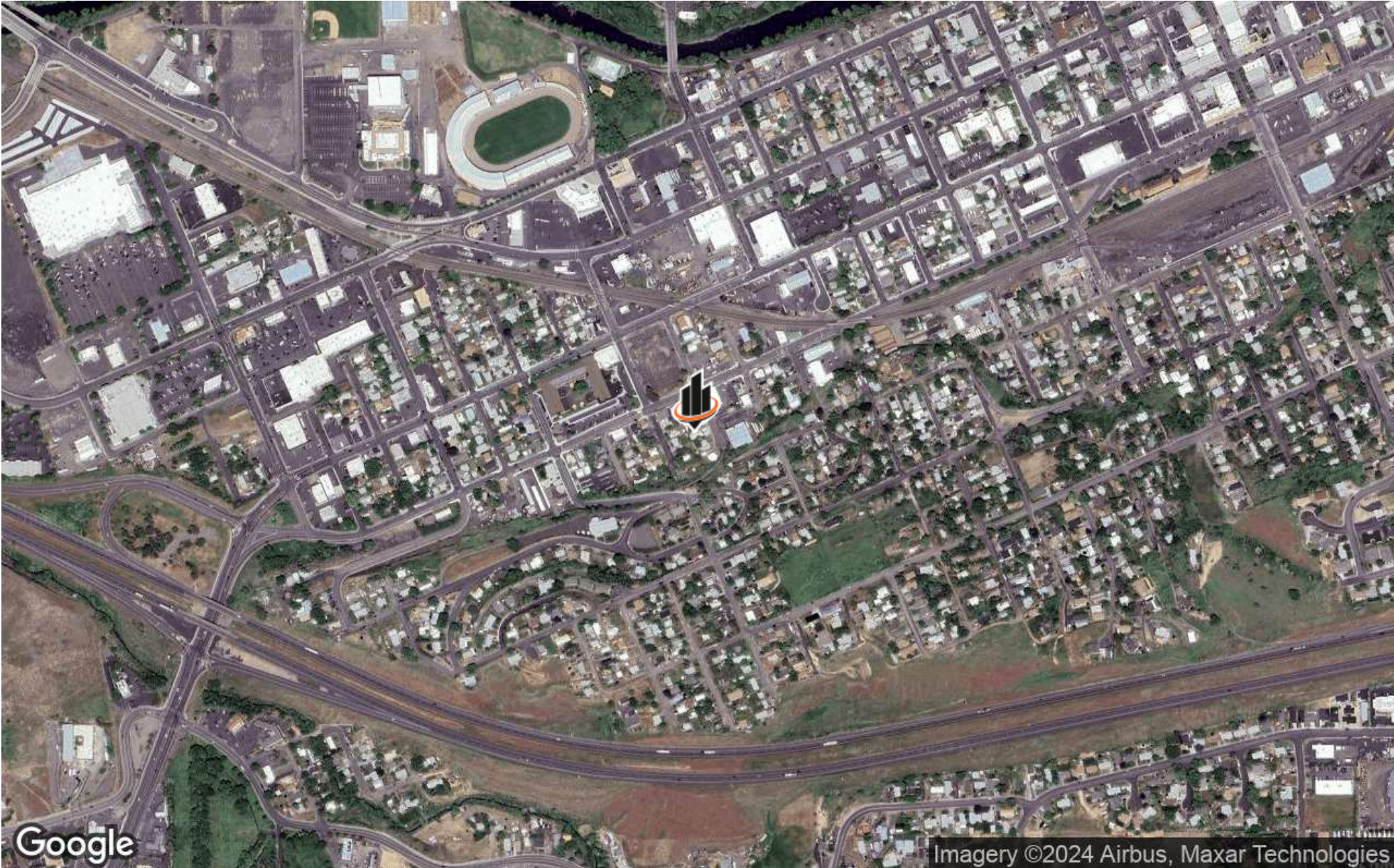
**ADDITIONAL PHOTOS**



REGIONAL MAP



AERIAL MAP



# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	831	1,940	5,922
AVERAGE AGE	37	38	39
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	333	811	2,541
# OF PERSONS PER HH	2.5	2.4	2.3
AVERAGE HH INCOME	\$56,688	\$57,055	\$68,925
AVERAGE HOUSE VALUE	\$252,444	\$253,802	\$286,344

Demographics data derived from AlphaMap

