

# Light Industrial Property

220 South 9<sup>th</sup> Street, Philomath, OR 97370

For Sale



## Property Overview

Strategically located in the heart of Philomath, this 4,440 SF heated light industrial building with two 14' grade level roll up doors, an office, a breakroom/office, an apartment, a bath and a shower, can be the hub of a business operation that serves the coast, Corvallis, Albany, Eugene, Salem and beyond due to the direct access to HWY 20, 34, 99W and I-5 through HWY 34. The 1.31 acre fully fenced and gated property is highly suitable for fleet storage.

## Property Details

• Total Building Size:	4,440 SF
• Land Size:	1.31 Acres
• Fully Fenced	Yes
• Gated:	Yes
• Built:	1992
• Grade Level Doors:	Two-14' Doors
• Office:	Yes
• Breakroom:	Yes
• Apartment:	Yes
• Price:	\$1,295,000

## Contact Information:

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