

# Tangent Business Park

32140 Hooska Avenue, Tangent, OR 97389



Representative Image



## CONTACTS

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**165,888 SF  
FOR LEASE**





## Additional features

- Class A industrial, Q3 2027 delivery
- Concrete tilt-up construction
- 2000A 3 phase power
- General Industrial Planned Development (GI-PD) zoning
- Rapidly expanding industrial neighborhood
- Headquarters quality building
- Excellent access to Interstate 5, the West Coast's most critical transportation and logistics artery
- 120 auto parking stalls

## Premises Highlights

- 165,888 of total available space inclusive of 8,640 SF of office area
- Finished office can include state-of-the art amenities, private offices, and conference rooms
- 32' clear height
- 24 dock-high doors (9' x 10')
- 4 grade level doors (12' x 14')
- 6 dock doors equipped with levelers
- 6"-7" reinforced concrete slab
- 288' building depth
- Demiseable to 41,472 SF

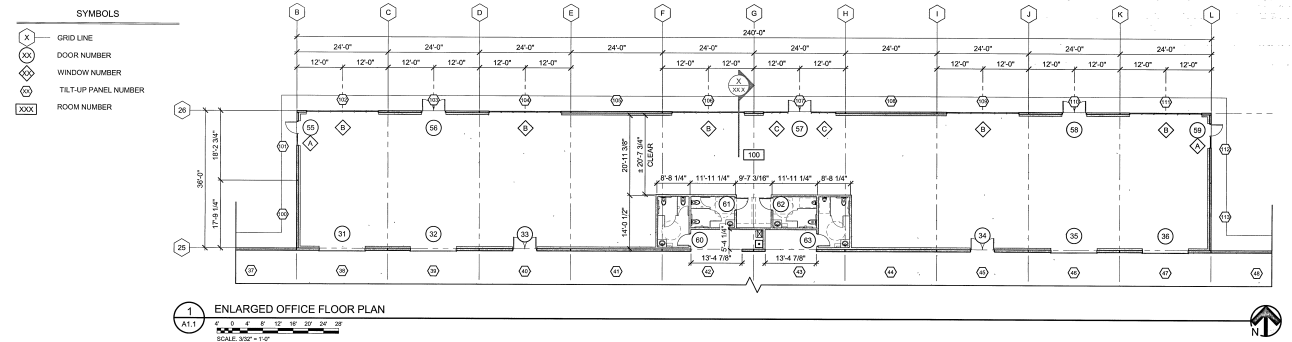


*Representative Image*

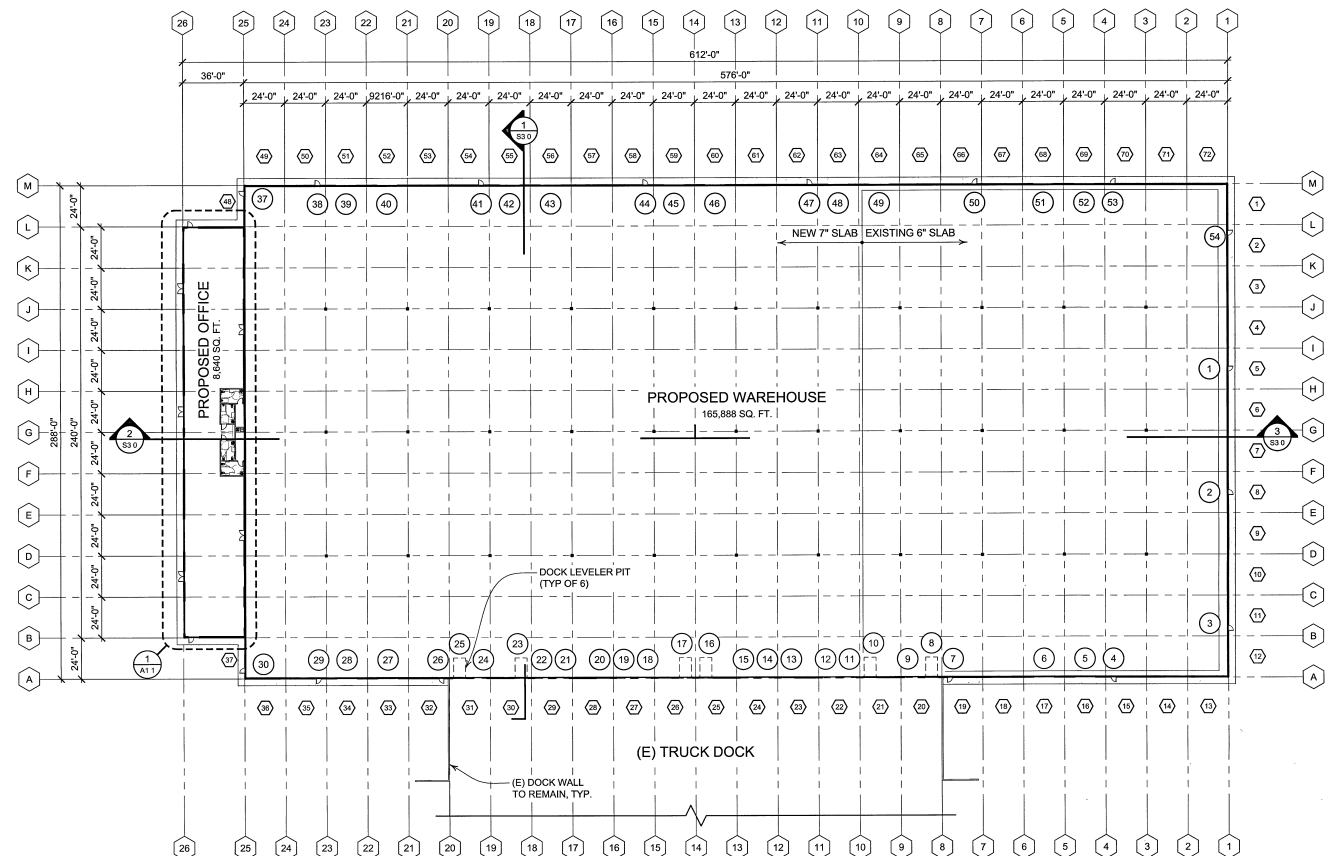


# Building Plan

## Office Plan



## Building Plan





# Linn County/Tangent Submarket

With proximity to Oregon Highway 34 , Oregon Highway 99 East, and Interstate 5, Tangent is conveniently located in the middle of Mid-Willamette Valley. Strategically positioned along these main West Coast distribution arteries, Tangent is just one days' drive to Canada and only two to the Mexico border. There are over a million workers residing within a 45 minute drive, making access to a robust and skilled labor readily available. With much lower taxes than nearby metro areas along with a lower cost of living in general, Tangent's is now known as one of the most business-friendly areas in Oregon.

*Contact brokers for further information*



*Representative Images*





# Corporate Neighbors







87 MILES  
PDX INT'L AIRPORT



77 MILES  
DOWNTOWN PORTLAND



88 MILES  
PORT OF VANCOUVER



219 MILES  
TACOMA



2.4 MILES  
INTERSTATE 5



8 MILES  
INTERSTATE 205



Portland MSA

# Distances







Colliers

C.W.  
Walker  
ASSOCIATES, INC  
Commercial  
Real Estate Services

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