

FOR LEASE



5250 Highbanks Rd - Highbanks Business Park - Springfield, Oregon

WAREHOUSE & OFFICE SPACES

- **SUITE 240:** 3,000 SF (divisible) adjacent second floor office spaces with production area & office area - **Lease Rate:** \$0.85/SF, NNN
- **SUITE 500-540:** 16,920 SF warehouse with second story office - **Lease Rate:** \$0.75/SF, NNN
- Class A concrete-tilt construction
- Covered shared docks
- Direct access to I-105 and I-5

MILTON OILAR
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(541) 484-2214

Licensed in the State of Oregon



www.campbellre.com

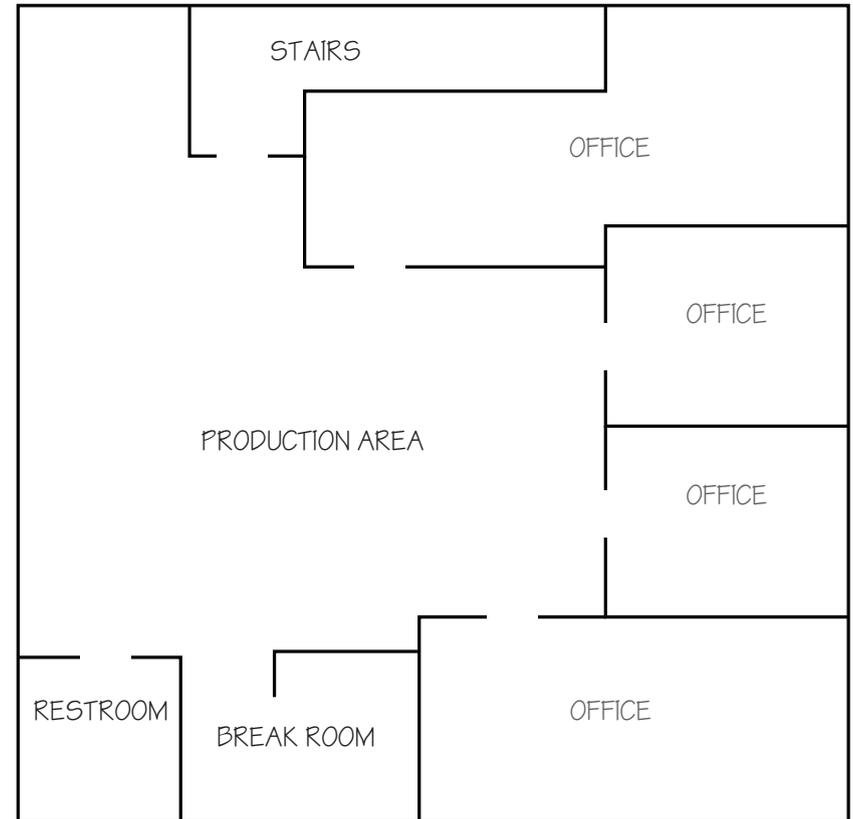
ABBY HYLAND-SCOTT
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(541) 556-4813

Licensed in the State of Oregon

SUITE 240 HIGHLIGHTS

- 3,000 SF second floor production area + office space
- Can be divided
 - 1,700 SF and 1,300 SF (adjacent spaces)
- Ideal office space on both sides
 - Private offices
 - Kitchenette
 - Ample parking
 - Fully built-out
 - Attractive business park environment

Partial Floor Plan (1,700 SF):



SUITE 240 PHOTOS

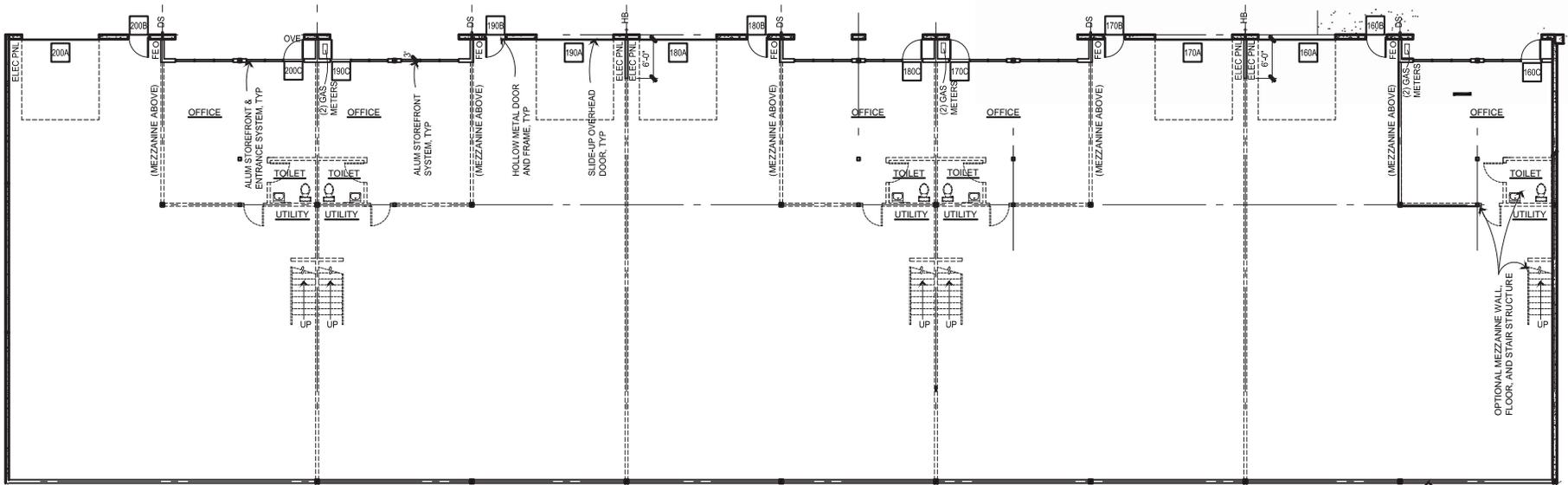
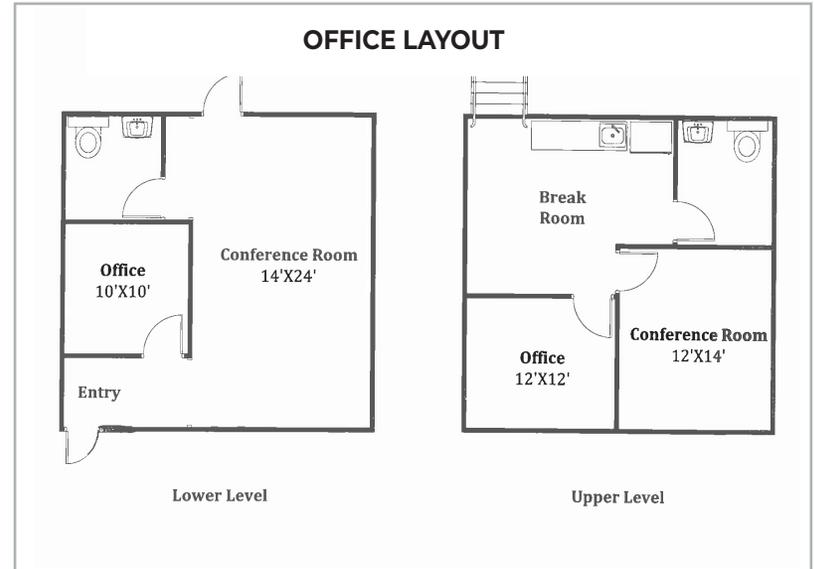


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SUITE 500-540 HIGHLIGHTS

- 16,920 SF warehouse
- Two-story office build-out: approx. 550 SF (downstairs) + 600 SF (upstairs)
- Five units with roll-up doors
- Roll-up door providing full access next to loading dock



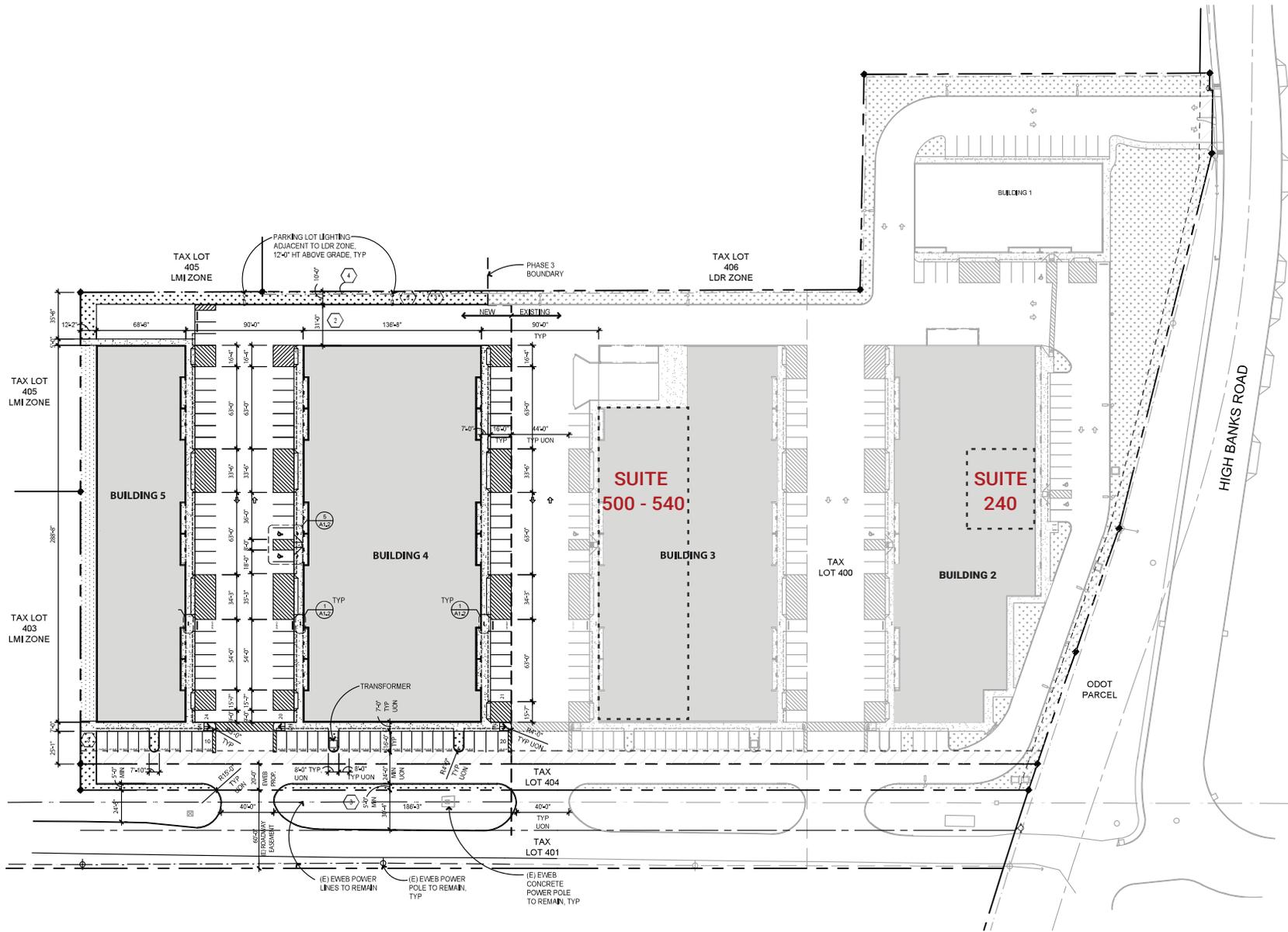
----- Potential office build-out and demising walls

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SUITE 500-540 PHOTOS

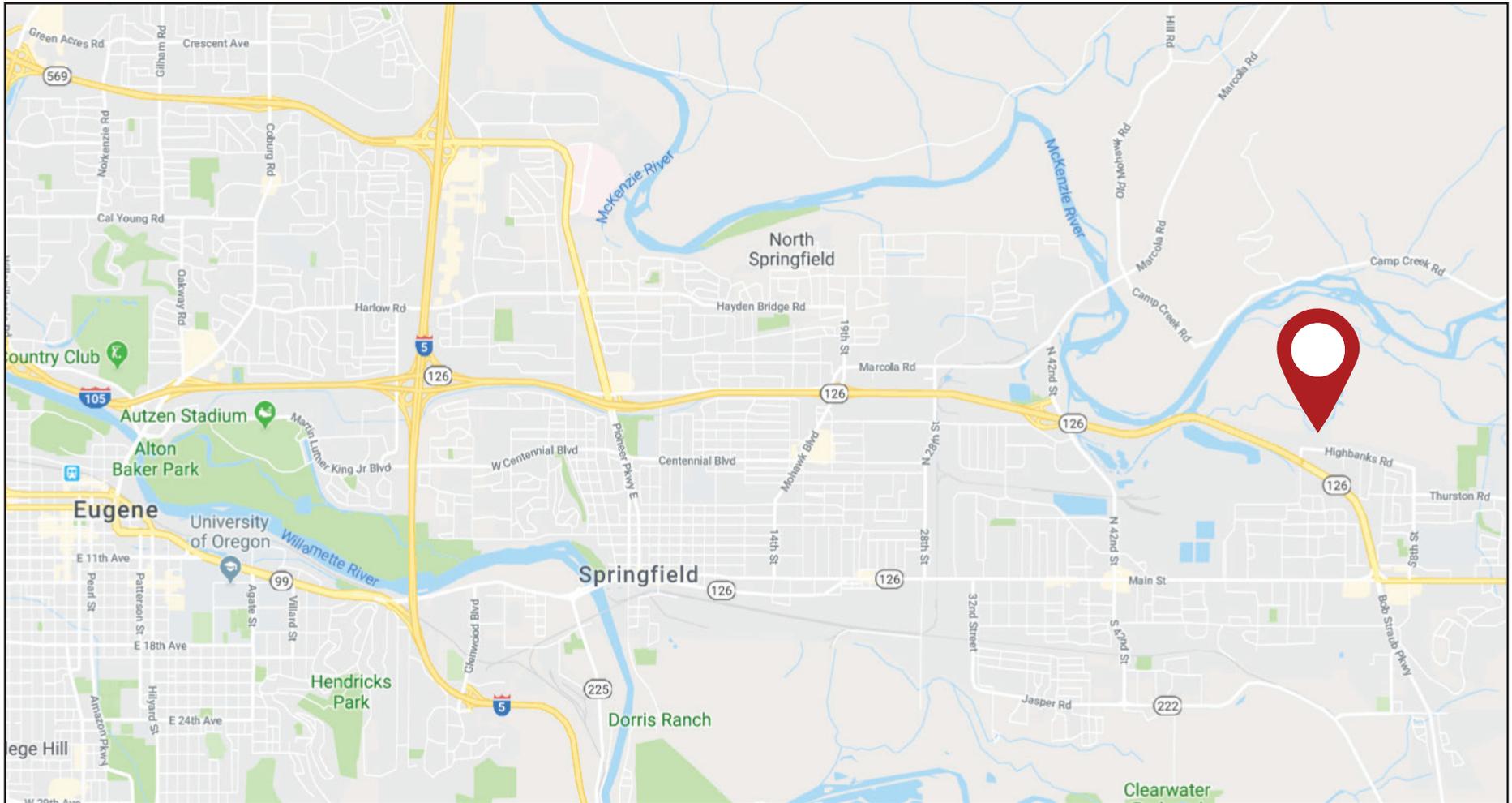


PROPERTY SITE PLAN



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PROPERTY LOCATION



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