

# Warehouse/Automotive Repair Space

350 BROADWAY | WOODBURN, OR 97071



Nathan Getty  
503.972.7292  
nathan@macadamforbes.com  
Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR  
SUBLEASE

 **MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES

FOR SUBLEASE

350 Broadway Street, Woodburn, OR 97071



### PROPERTY DESCRIPTION

The 23,000 SF space is a freestanding warehouse; the available square footage is split between two units: Unit 310 is 12,000 SF and Unit 350 is 11,000 SF. The space features six grade doors, minimal columns, two restrooms, and is fully sprinklered. There is also a two-story office space totaling 700 SF. Each unit offers three (3) 16' tall grade doors and an oversized grade door 22' wide.

### PROPERTY HIGHLIGHTS

- Units can be sublet together or separate
- Additional parking lot across the street from the building
- Light industrial zoning
- Power 480v 3 phase
- Sprinklered
- 6 grade level doors, 3 for each unit
- Clear height: 20'

### OFFERING SUMMARY

Lease Rate:	\$6,500.00 - 8,500.00 per month (NNN)
NNN's:	Estimated to be \$0.15 SF/month
Number of Units:	2
Available SF:	11,000 - 23,000 SF
Building Size:	23,000 SF



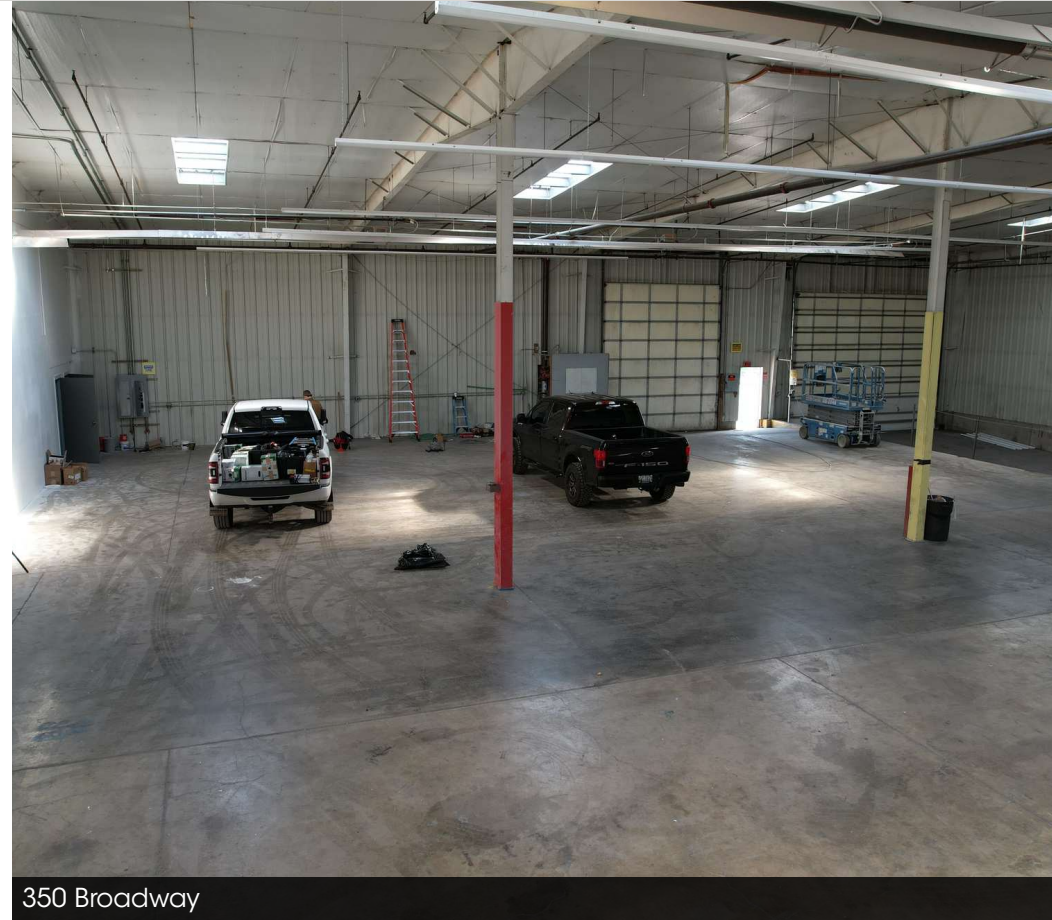
**Nathan Getty**  
503.972.7292  
nathan@macadamforbes.com  
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500

FOR SUBLEASE

350 Broadway Street, Woodburn, OR 97071



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 350 Broadway	11,000 SF	NNN	\$6,500 per month	Approx. 200 SF of office space
■ 310 Broadway	12,000 SF	NNN	\$8,500 per month	Approx. 700 SF of office space



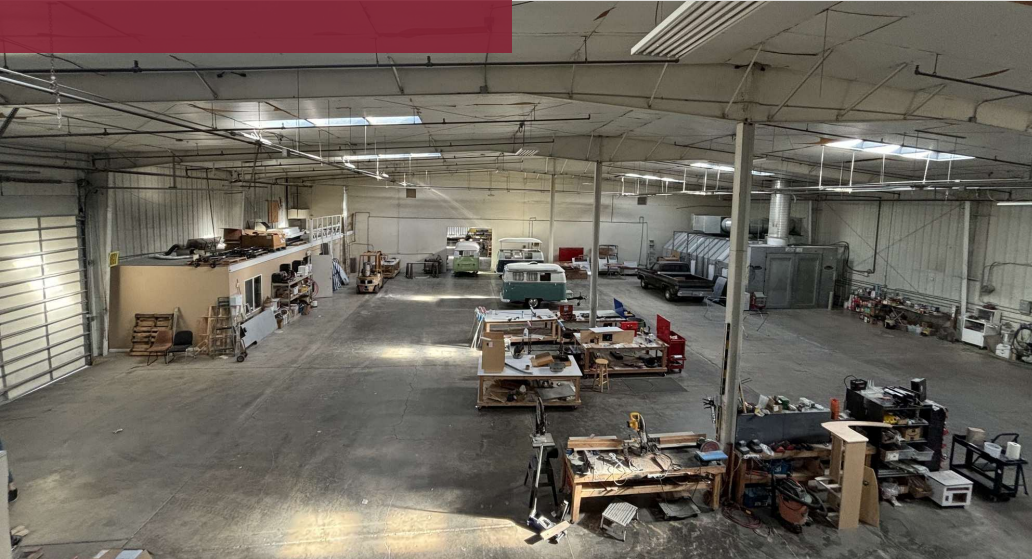
**Nathan Getty**  
503.972.7292  
nathan@macadamforbes.com  
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500

FOR SUBLEASE

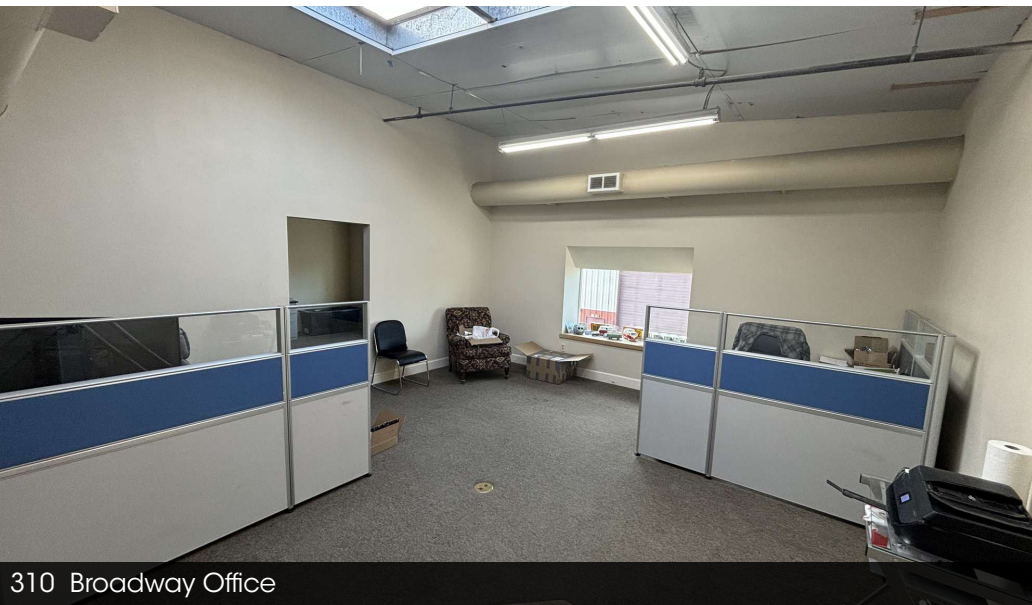
350 Broadway Street, Woodburn, OR 97071



310 Broadway



350 Broadway



310 Broadway Office



350 Broadway Office



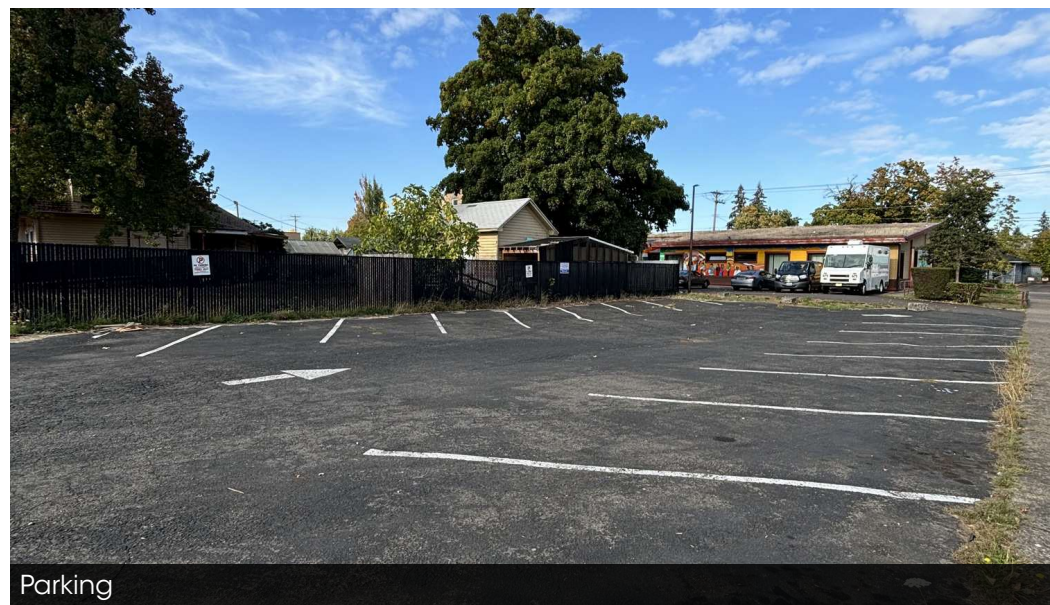
**Nathan Getty**  
503.972.7292  
nathan@macadamforbes.com  
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500

FOR SUBLEASE

350 Broadway Street, Woodburn, OR 97071



Building Photo

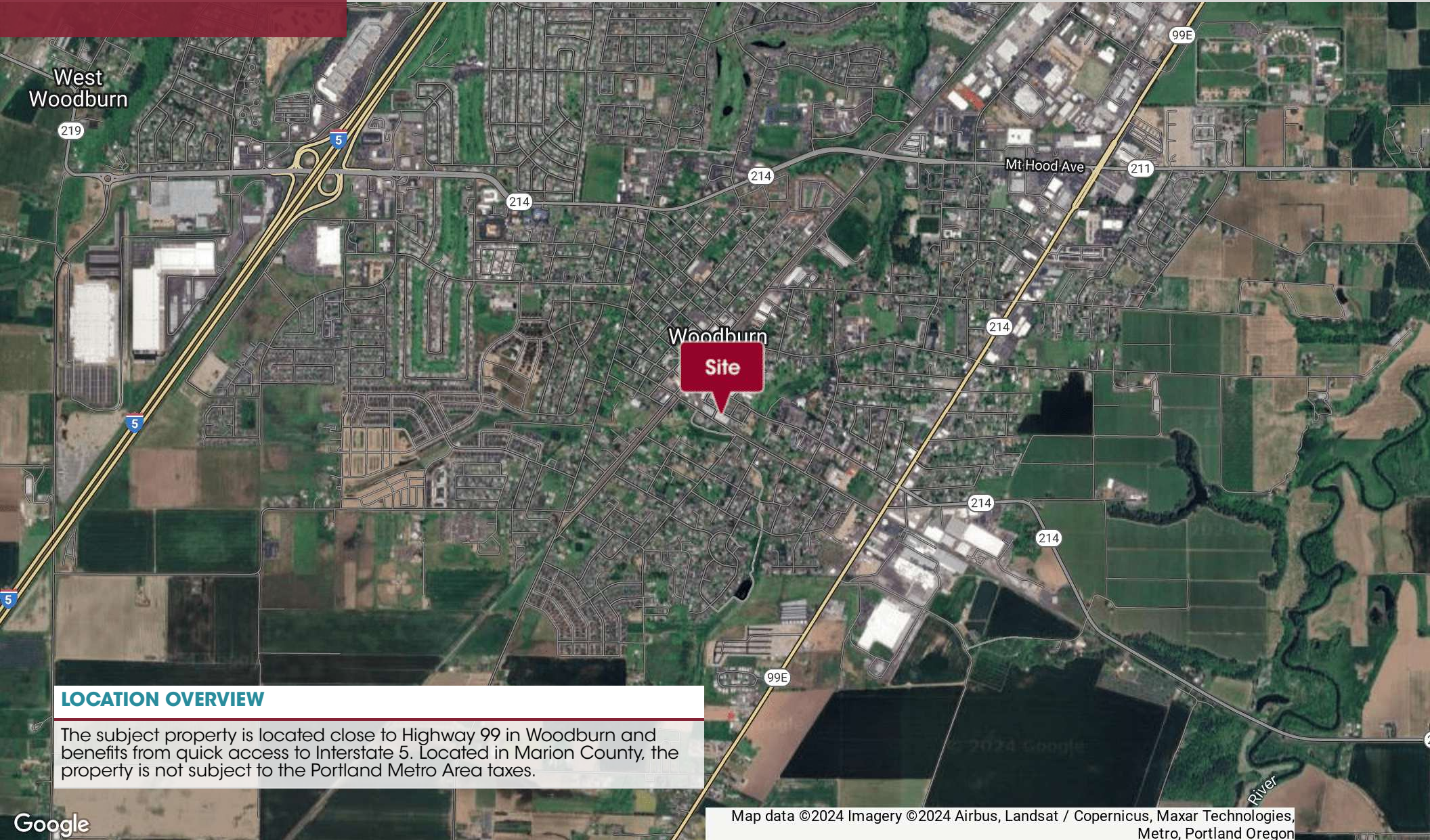
Parking



**Nathan Getty**  
503.972.7292  
nathan@macadamforbes.com  
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500



**LOCATION OVERVIEW**

The subject property is located close to Highway 99 in Woodburn and benefits from quick access to Interstate 5. Located in Marion County, the property is not subject to the Portland Metro Area taxes.

Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies, Metro, Portland Oregon



**Nathan Getty**  
503.972.7292  
nathan@macadamforbes.com  
Licensed in OR