

2207 NE Industry Drive  
Grants Pass, OR 97526

**\$3,300,000**



Gary Luckin  
Century 21 Harris and Taylor



### Basics

<b>Year Built</b>	2011
<b>Building Area Total</b>	32054.0
<b># of Units Total</b>	2
<b>Lot Size Acres</b>	2.74

### Features

**Business Details:** Business Included?: No  
**Lot Features:** Drip System • Fenced • Landscaped • Level • Sprinkler Timer(s) •  
 Sprinklers In Front

### Details

<b>Property Sub Type</b>	*****	<b>Zoning</b>	I; Industrial	<b>Parking</b>	Yes
<b>Subdivision Name</b>	Spalding Commerce Park	<b>Parcel Number</b>	R345307	<b># of Parking Spaces</b>	25
		<b>Additional Parcels</b>	No		

### Remarks

Outstanding 30,054 SF Metal Warehouse and separate 1814 SF Custom Office Building on 2.74 level acres only 5 minutes from the Grants Pass South I-5 interchange. Located in the upscale Spalding Commerce Park-Phase 3 w minimal traffic and easy ingress/egress. The warehouse is metal on 4' block stem walls. Roof has fire sprinklers, clear span trusses w 35' center height on 26' walls. There are 6 18'Wx14'H roll up & 5 man doors. Inside is a parts, compressor & break rooms, ADA restroom & storage lofts. The lot is landscaped w auto drip system, and has a \$500,000 filtration system with settling pond to filter storm water run off. There is ample parking and wide roadways. The detached 1814 SF Office is wood frame construction and could easily be reconfigured for your needs, including manager quarters. The first floor has a public lobby, ADA restroom, breakroom, front operations room and 4 enclosed offices. On the second floor are two more rooms, document storage area and large restroom