

ATTENTION BROKERS  
**FOR LEASE**

## Three Lakes Industrial Park

2200-2286 THREE LAKES ROAD  
ALBANY, OR 97322

**Workspace**  
NATION

INDUSTRIAL SPACES BUILT FOR BUSINESS SUCCESS

### **Warehouse Space**

Conveniently Located Off I-5  
and Highway 20

WorkspaceNation.com

Welcome to **Three Lakes Industrial Park**, a **Workspace Nation™** signature property designed specifically for manufacturing and service businesses ready to grow.

- The Three Lakes Industrial Park consists of four industrial buildings comprising approximately 33,954 square feet of leasable space located just off I-5 and Hwy 20 in Albany, Oregon.
- Each suite has one or more roll-up doors, ample power, and ample water for your use.
- Metal butler – style, insulated, pitched roof structures with 11' – 22' ceilings with wide spans
- The property recently underwent site-wide improvements, including the installation of a secured gated entrance, new exterior paint, updated exterior lighting, and parking lot repair and re-coat.

Albany's location near the I-5 corridor and its proximity to the Port of Portland and Portland International Airport enables efficient distribution of goods via road, rail, and air.

### **ADDITIONAL AMENITIES**

- Quick Freeway Access
- Ample Paved Parking
- High Ceiling Clearances
- Drive Ins and Roll Up Doors

**WAREHOUSE**  
**MANUFACTURING**  
**PRODUCTION**  
**OFFICE**

WorkspaceNation.com

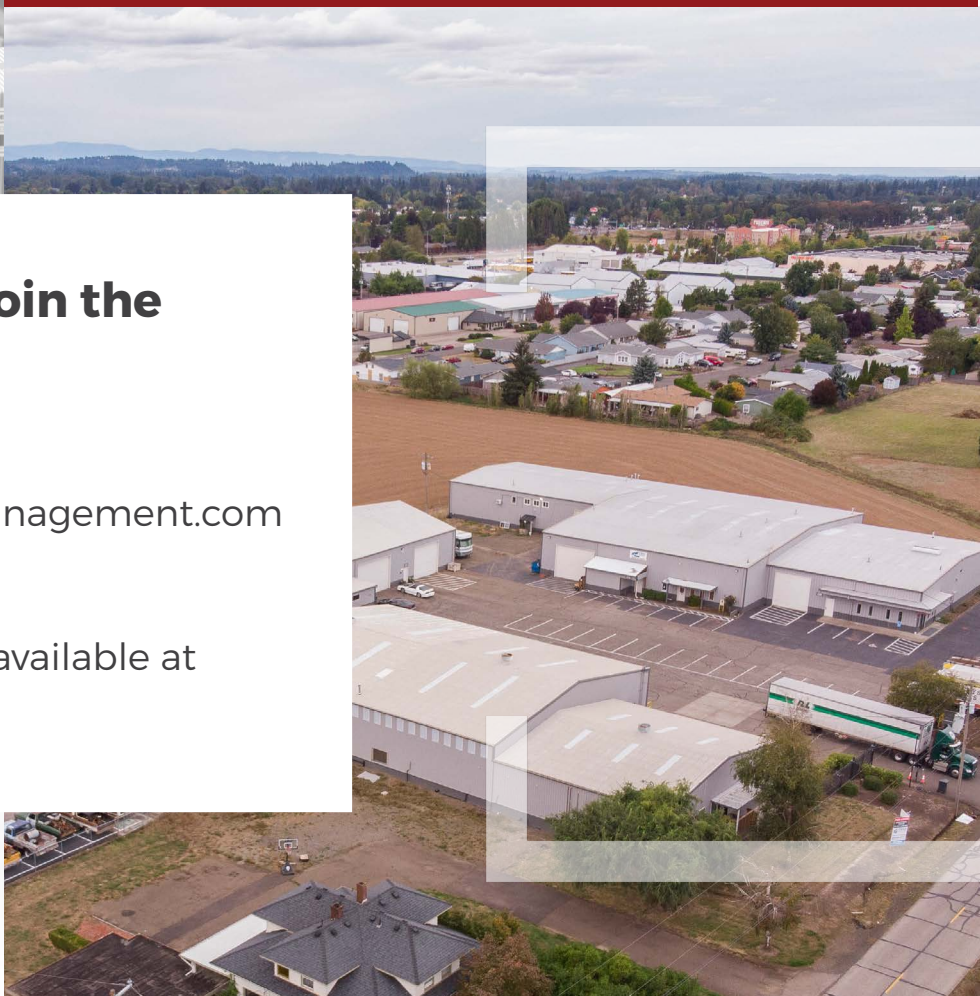






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Is your client ready to join the  
**Workspace Nation™**?

**Let's talk today.**

LeasingTeam@GridPropertyManagement.com  
888-673-9949

Individual suite information is available at  
WorkspaceNation.com

WAREHOUSE, MANUFACTURING,  
PRODUCTION, OFFICE

The **Workspace Nation™** portfolio is managed exclusively by Grid, a property management firm specializing in commercial and industrial properties.

