

# NOW AVAILABLE FOR SALE / LEASE

4610 THIRD STREET



COMMERCIAL PROPERTY  
**4610 3rd Street**  
Tillamook, Oregon 97141



# TILLAMOOK

## COMMERCIAL PROPERTY

### FANTASTIC LOCATION

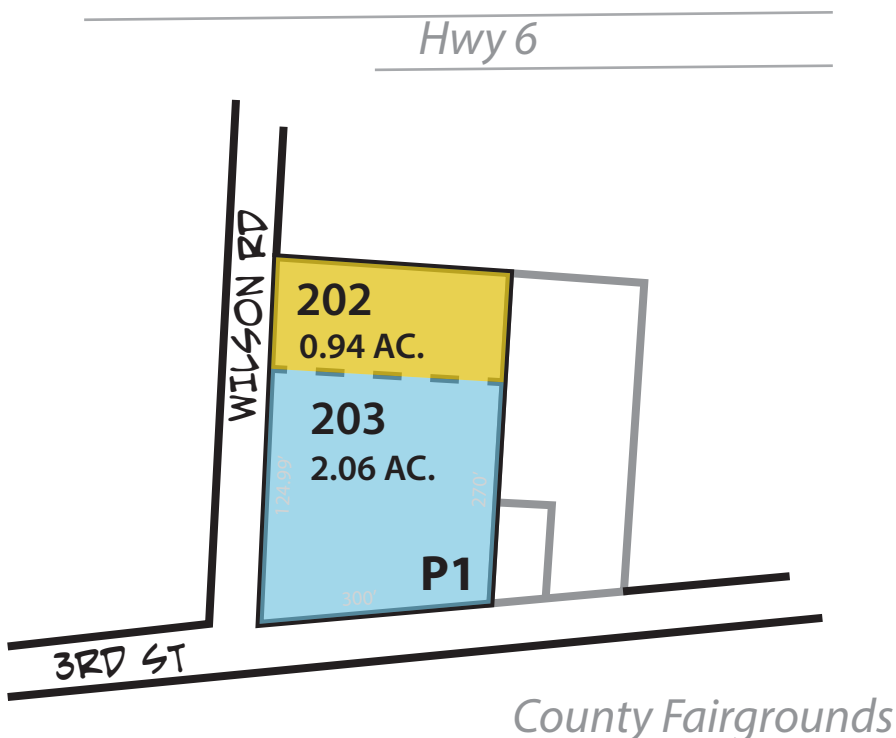
4610 3rd Street, Tillamook OR 97141

Zoned Commercial

- Two Acres – High Visibility Corner Lot
- With Adjacent Acreage Available
- Above Flood Plain
- Accessible from Two Streets
- Located Along a Central Thoroughfare
- Easy North, South, East, and West Access
- Next to County Fairgrounds
- Close and quick access to Highway
- Close to Downtown
- 6,500 Sq.Ft. Office Space +
- 6,960 Sq.Ft. Warehouse Space with Sprinkler System
- Wood Frame Construction, Slab on Grade
- 320 Sq.Ft. Separate Flammable Storage  
Concrete Block on Slab
- 11,000 Sq.Ft. Secured Ware-yard with Automatic Gate  
Paved with 25 parking spots
- Employee Parking with 30 Marked Spots
- Visitor Parking with 12 Marked Spots
- Designed and Built for the BLM in 1990
- Remodeled in 2012 and 2016

Extras:

- FTTB (Fiber Optic to the building)
- Electronic Security and Door Lock System
- Camera Monitoring
- Restrooms with Lockers and Showers



### INSPECTIONS AND VIEWING

Begin August 19, 2024

FOR MORE DETAILS CALL:

503-642-4099

SEND CREDENTIALS TO:

np.sande@gmail.com

SERIOUS INQUIRIES ONLY