

**FOR LEASE**



**5250 Highbanks Rd - Highbanks Business Park - Springfield, Oregon**

## **WAREHOUSE & OFFICE SPACES - BLDG B**

- SUITE 240: 3,000 SF (DIVISIBLE) ADJACENT SPACES WITH PRODUCTION AREA & OFFICE AREA
- SUITE 310: 3,264 SF WAREHOUSE WITH 1,734 SF 2ND STORY OFFICE
- CLASS A CONCRETE-TILT CONSTRUCTION
- COVERED SHARED DOCKS
- DIRECT ACCESS TO I-105 AND I-5

*Lease Rate:* \$0.85/SF, NNN

*For more information contact:*

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Licensed in the State of Oregon

**Campbell**  
COMMERCIAL  
REAL ESTATE

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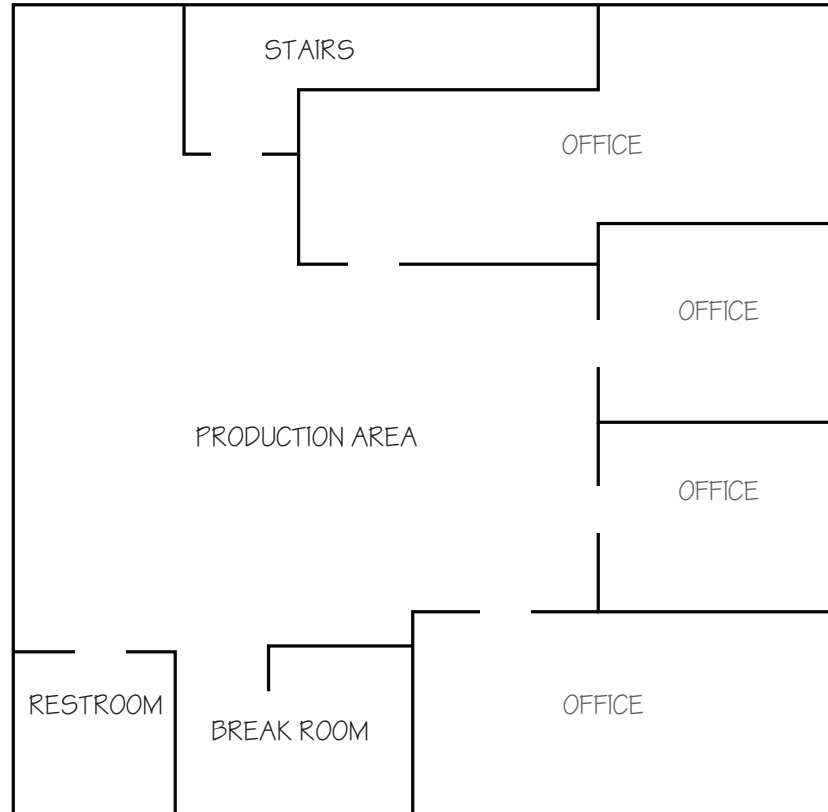
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## SUITE 240 FLOOR PLAN (PARTIAL)

### SUITE 240 HIGHLIGHTS

- 3,000 SF 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

### *1,700 SF Space Floor Plan:*



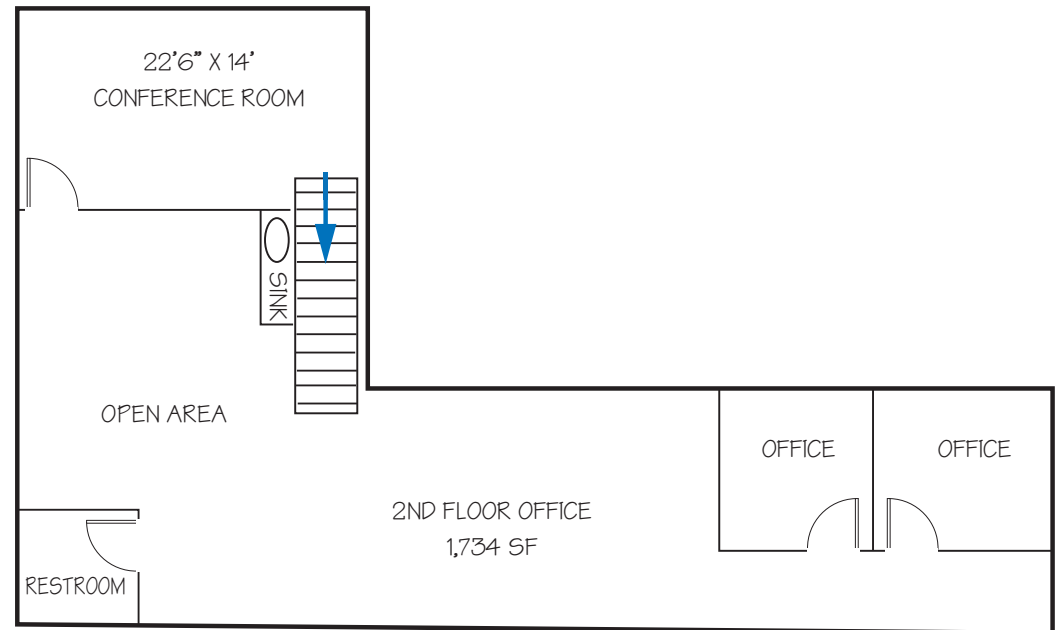
# SUITE 240 PHOTOS



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# SUITE 310 FLOOR PLAN

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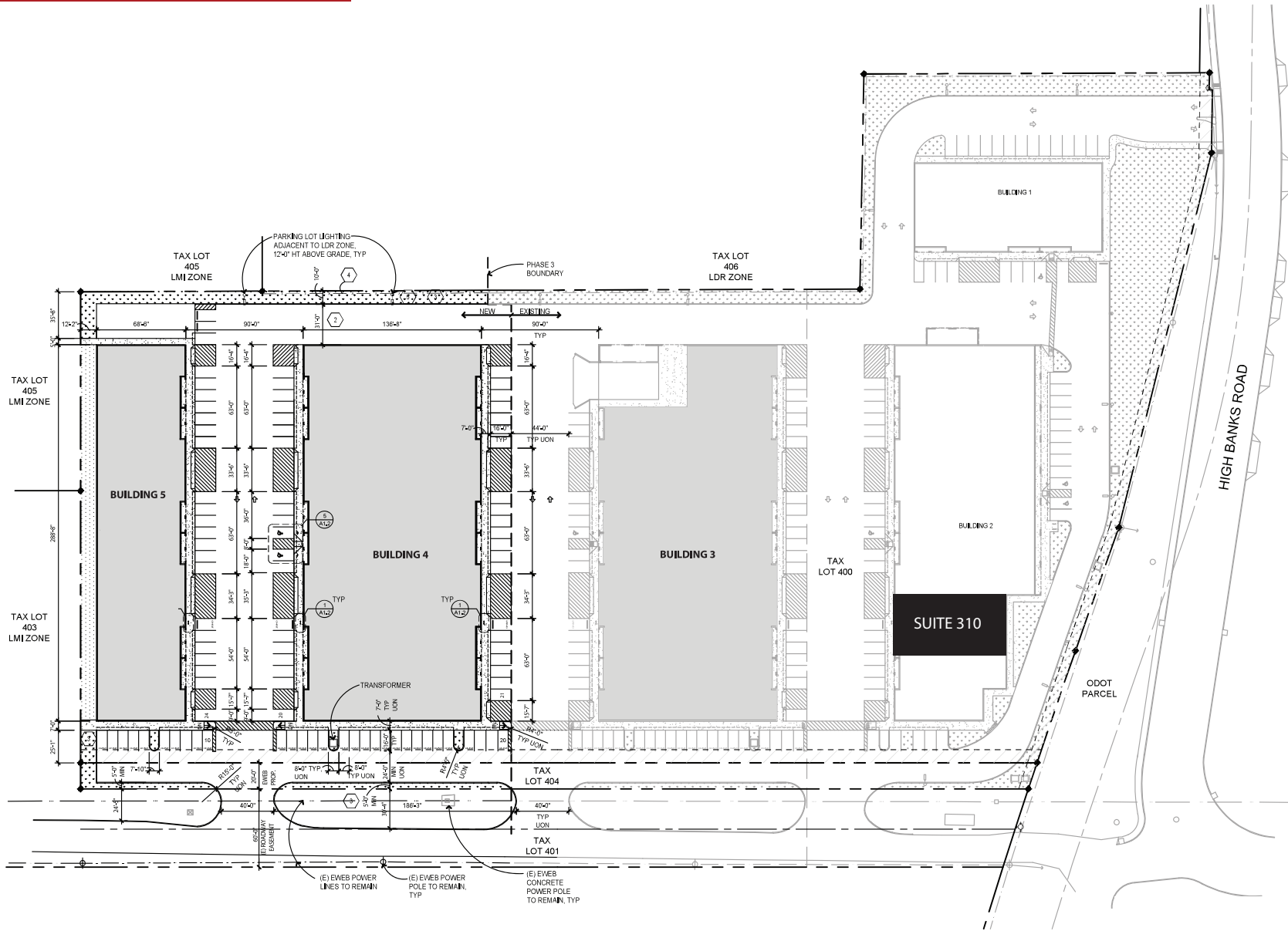


## SUITE 310 HIGHLIGHTS

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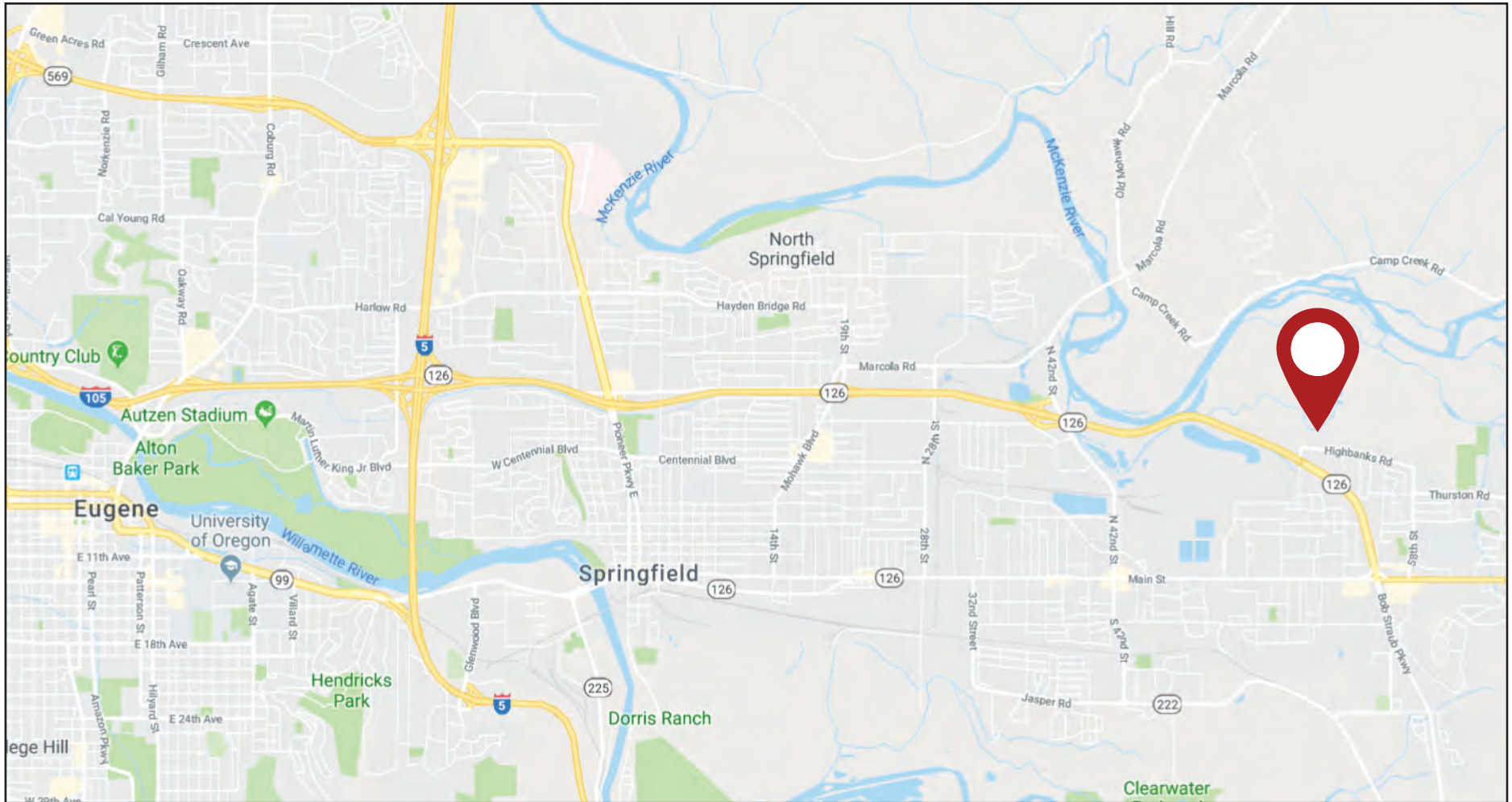
- 3,264 SF warehouse
- 1,734 SF 2nd story office
  - Open work area
  - Private offices
  - Conference room
  - Abundant natural light

# PROPERTY SITE PLAN



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# PROPERTY LOCATION



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