

# Light Industrial for Lease



## 323 6th St

Umatilla, Oregon 97882

### Property Overview

Discover an exceptional opportunity in Umatilla, Oregon! This impressive commercial building boasts a generous  $\pm 8,048$  SF of space, featuring  $\pm 6,548$  SF of versatile warehouse area complemented by  $\pm 1,500$  SF of well-designed office and bathroom facilities. Perfectly suited for a variety of business needs, this property is available for immediate occupancy with a favorable 3-year lease that includes a modest annual increase of just 2.5%. Don't miss your chance to secure a strategically located space that combines functionality, flexibility, and long-term value in one of Oregon's rising commercial hubs.

### Property Highlights

- $\pm 6,548$  SF Warehouse space
- $\pm 1,500$  SF Office space with restroom
- 3-Year Lease
- Lease to graduate 2.5% annually

### Offering Summary

Lease Rate:	\$6,400.00 per month (MG)
Building Size:	$\pm 8,100$ SF
Available SF:	$\pm 8,048$ SF
Lot Size:	$\pm 0.11$ Acres

### CONTACT

**Vicki Monteagudo** O: 509 405 7044 / [vicki@naitcc.com](mailto:vicki@naitcc.com)  
**Neal Swanson** O: 503 341 3573 / [nswanson@naielliott.com](mailto:nswanson@naielliott.com)

**NAI Tri-Cities**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# Take an Online Tour | 323 6th St, Umatilla OR



[VISUAL MEDIA](#)

[360° VIRTUAL TOUR](#)

## CONTACT

**Vicki Monteagudo** O: 509 405 7044 / [vicki@naitcc.com](mailto:vicki@naitcc.com)  
**Neal Swanson** O: 503 341 3573 / [nswanson@naielliott.com](mailto:nswanson@naielliott.com)

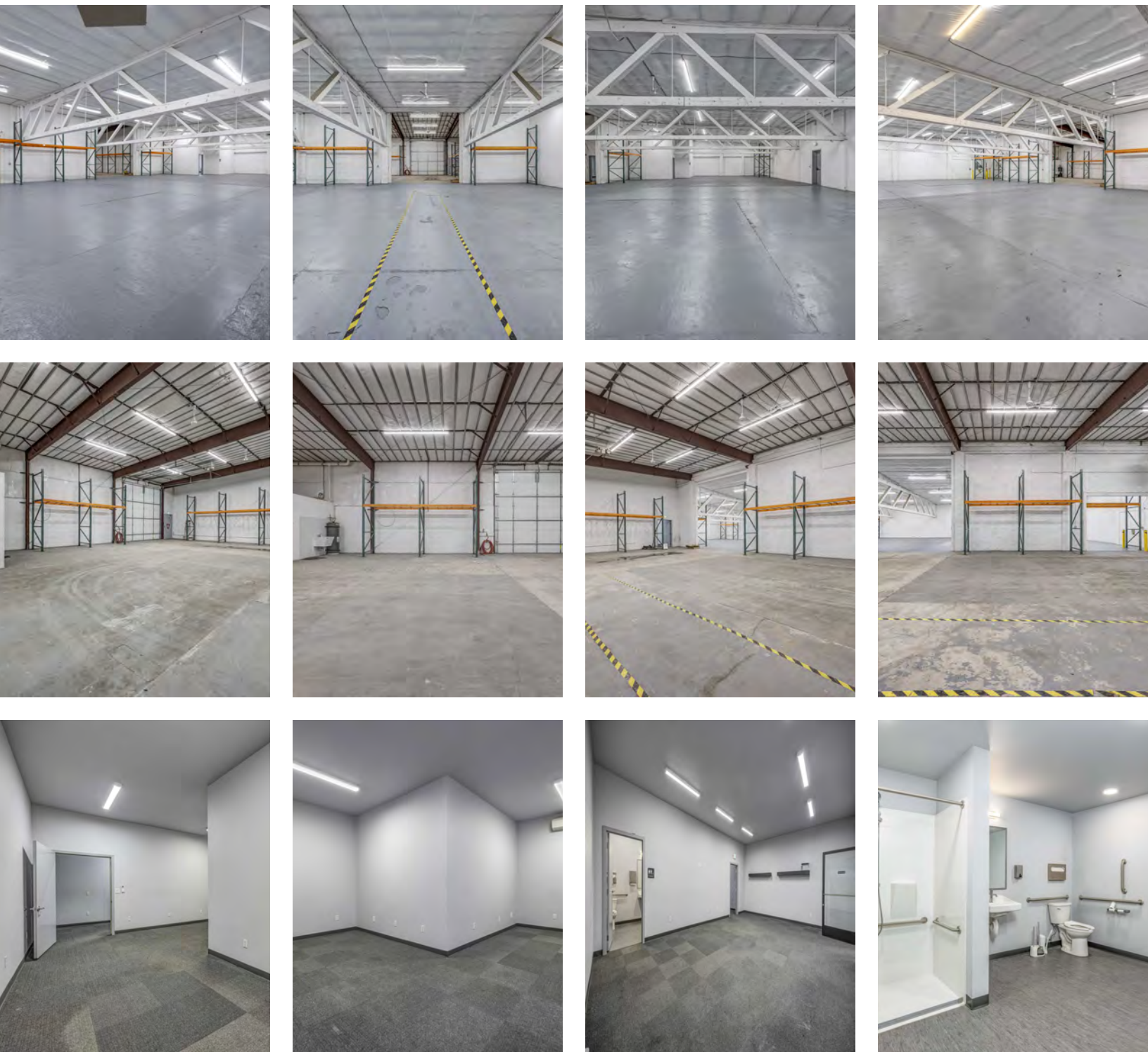
**NAI Tri-Cities**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





# Interior Photos



## CONTACT

**Vicki Monteagudo** O: 509 405 7044 / [vicki@naitcc.com](mailto:vicki@naitcc.com)  
**Neal Swanson** O: 503 341 3573 / [nswanson@naielliott.com](mailto:nswanson@naielliott.com)

**NAI Tri-Cities**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





# Aerial View



## CONTACT

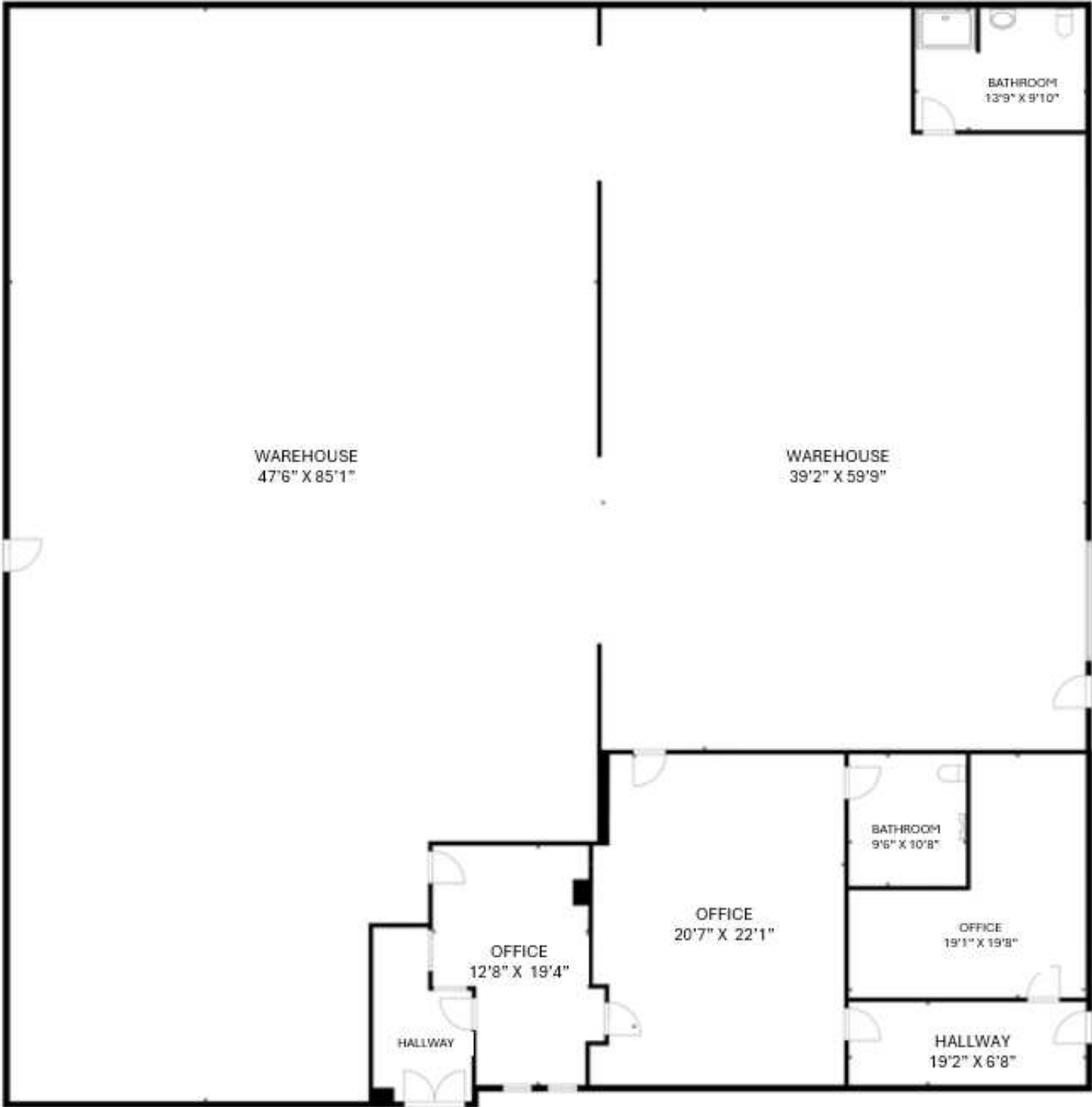
**Vicki Monteagudo** O: 509 405 7044 / [vicki@naitcc.com](mailto:vicki@naitcc.com)  
**Neal Swanson** O: 503 341 3573 / [nswanson@naielliott.com](mailto:nswanson@naielliott.com)

**NAI Tri-Cities**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# Floor Plan



FLOOR PLAN

## CONTACT

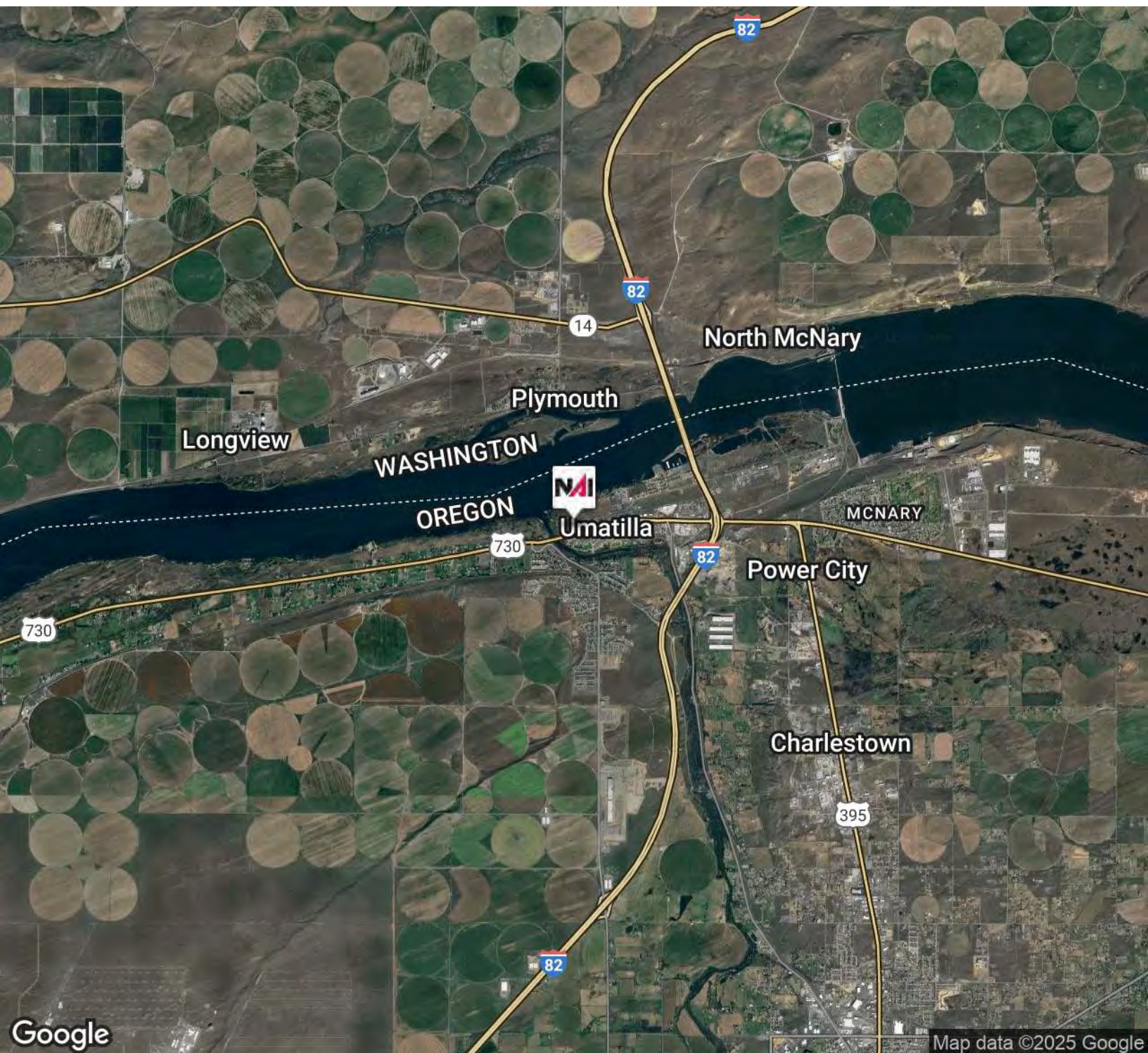
**Vicki Monteagudo** O: 509 405 7044 / [vicki@naitcc.com](mailto:vicki@naitcc.com)  
**Neal Swanson** O: 503 341 3573 / [nswanson@naielliott.com](mailto:nswanson@naielliott.com)



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# Location Map



## CONTACT

**Vicki Monteagudo** O: 509 405 7044 / [vicki@naitcc.com](mailto:vicki@naitcc.com)  
**Neal Swanson** O: 503 341 3573 / [nswanson@naielliott.com](mailto:nswanson@naielliott.com)

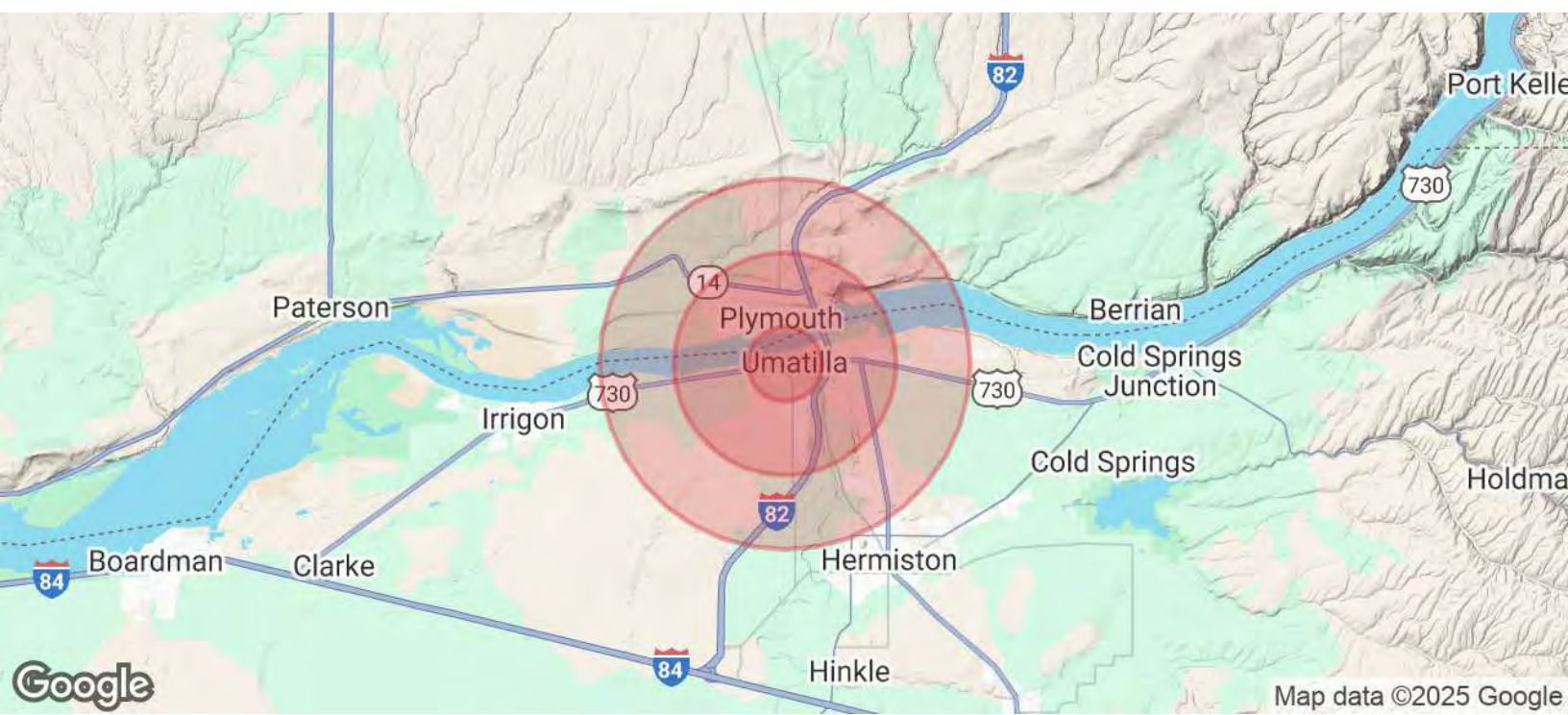
**NAI Tri-Cities**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





# Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	2,830	5,671	13,569
Average Age	34	35	36
Average Age (Male)	34	35	36
Average Age (Female)	35	35	37
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	944	1,864	3,894
# of Persons per HH	3	3	3.5
Average HH Income	\$69,626	\$78,864	\$81,429
Average House Value	\$237,623	\$278,789	\$288,510

Demographics data derived from AlphaMap

## CONTACT

Vicki Monteagudo O: 509 405 7044 / vicki@naitcc.com  
Neal Swanson O: 503 341 3573 / nswanson@naielliott.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

