

# 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

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**NAI Tri-Cities**

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

[VISUAL MEDIA](#)[360° VIRTUAL TOUR](#)

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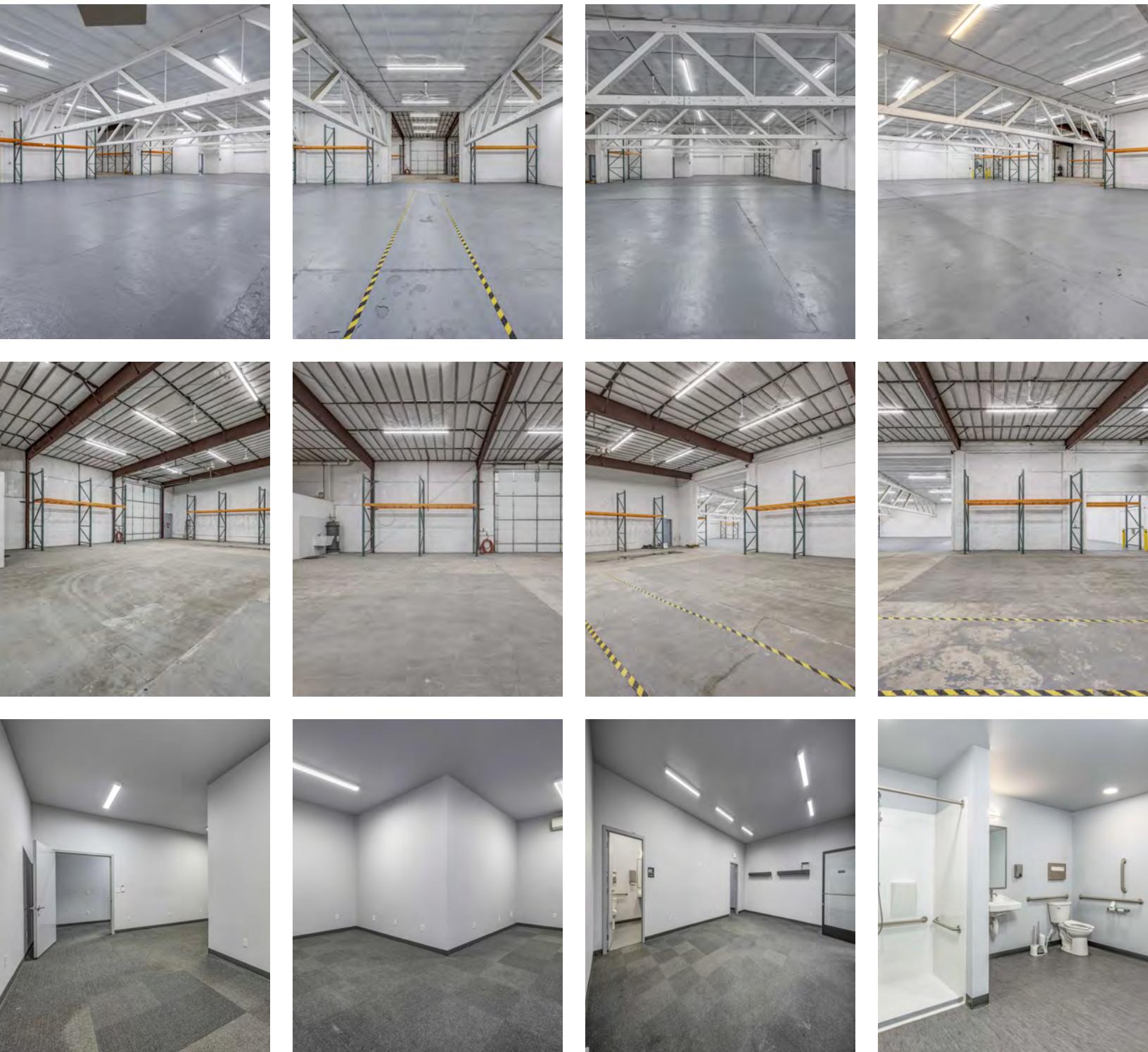
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# Interior Photos



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# Aerial View



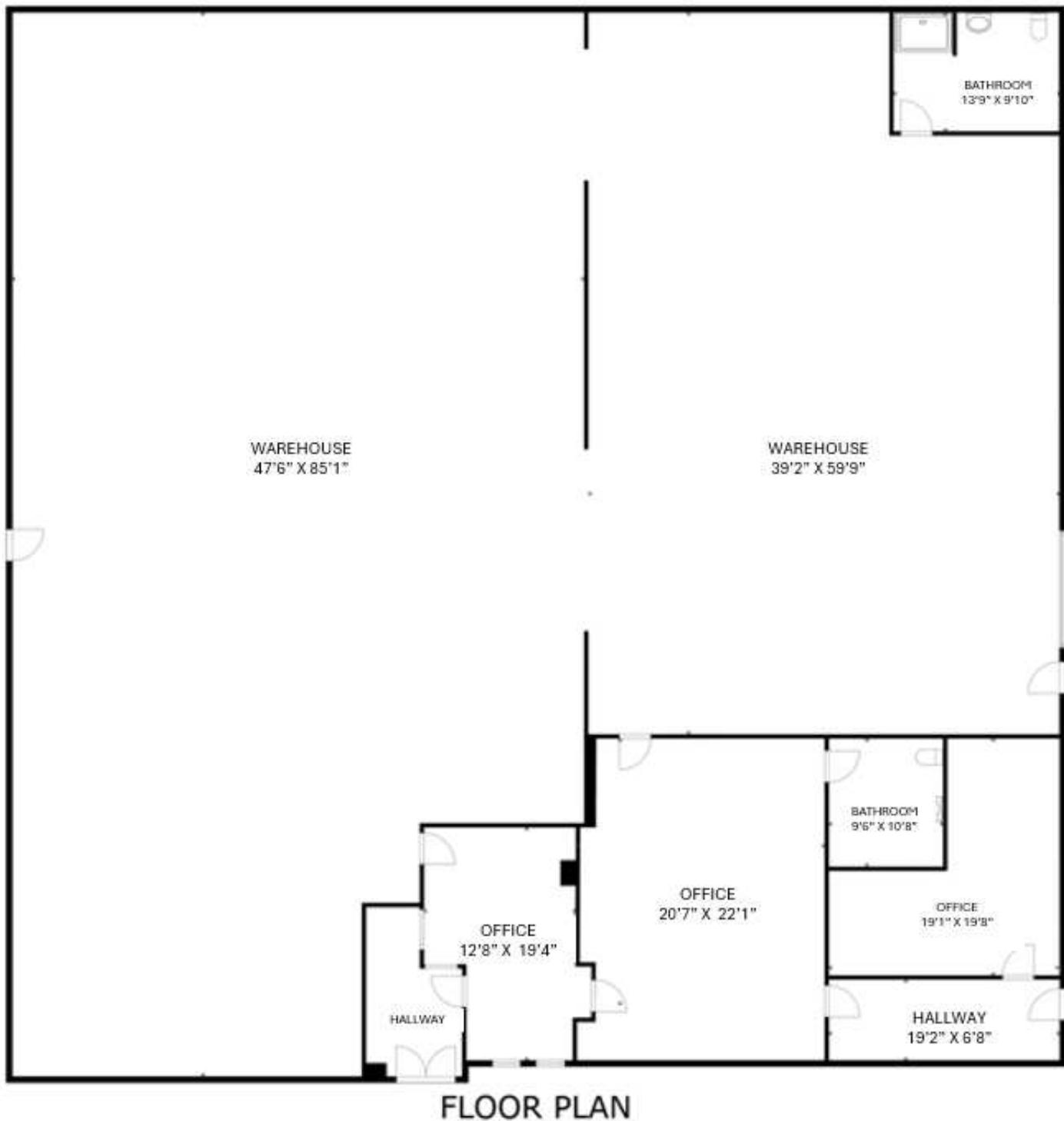
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# Floor Plan



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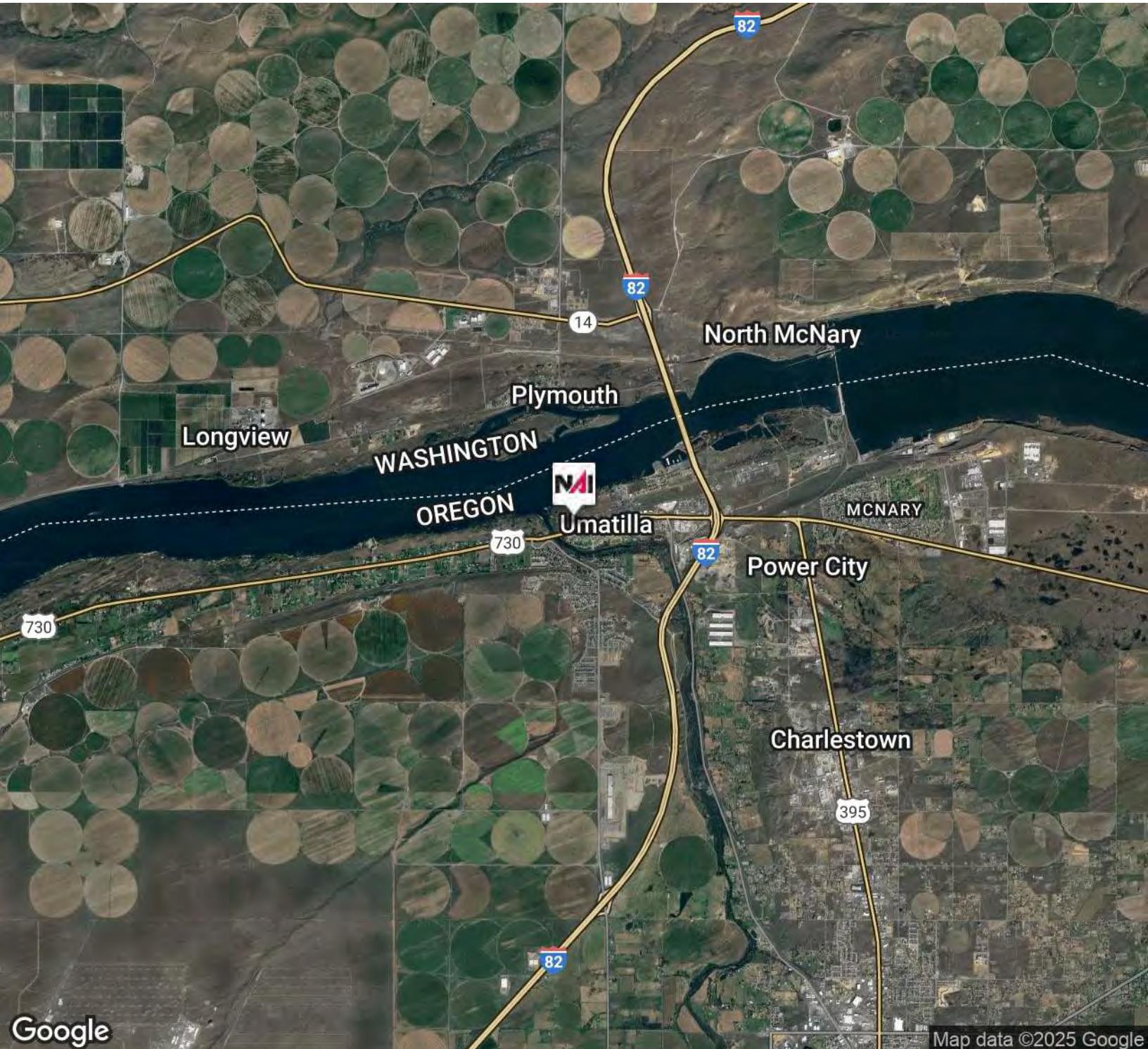
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# Location Map



Google

Map data ©2025 Google

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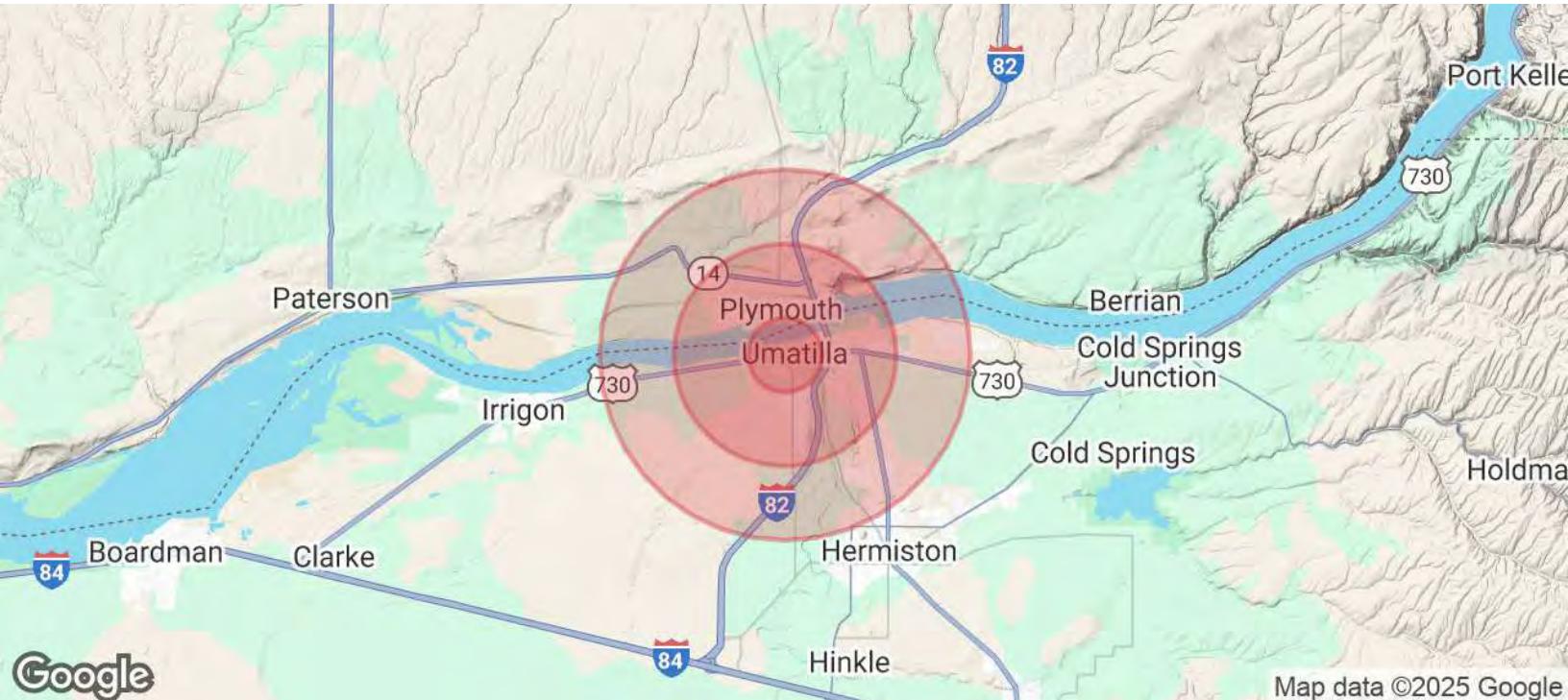
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# Demographics Map & Report



## 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

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