

# Warehouse/Automotive Repair Space

350 BROADWAY STREET | WOODBURN, OR 97071

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## FOR LEASE





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## PROPERTY DESCRIPTION

This 12,000-square-foot warehouse/automotive repair space is located in a freestanding warehouse building near downtown Woodburn, Oregon. The space features two grade doors, minimal columns, two restrooms, and is fully sprinklered. Two story office space totaling 700 SF. The suite has three (3) grade doors, which are all 16' tall.

## LOCATION DESCRIPTION

The subject property is located close to Highway 99 in Woodburn and benefits from quick access to Interstate 5. Located in Marion County, it is also outside of the metro taxes.

## PROPERTY HIGHLIGHTS

- Additional parking lot across the street from the space
- Light industrial zoning
- 480v 3 phase power
- Sprinklered
- 3 grade level doors
- Clear height is 20'

## OFFERING SUMMARY

Lease Rate:	\$0.80 SF/month (NNN)
NNN's:	Estimated to be \$0.15 SF/month
Available SF:	12,000 SF
Building Size:	22,000 SF
Office:	700 SF



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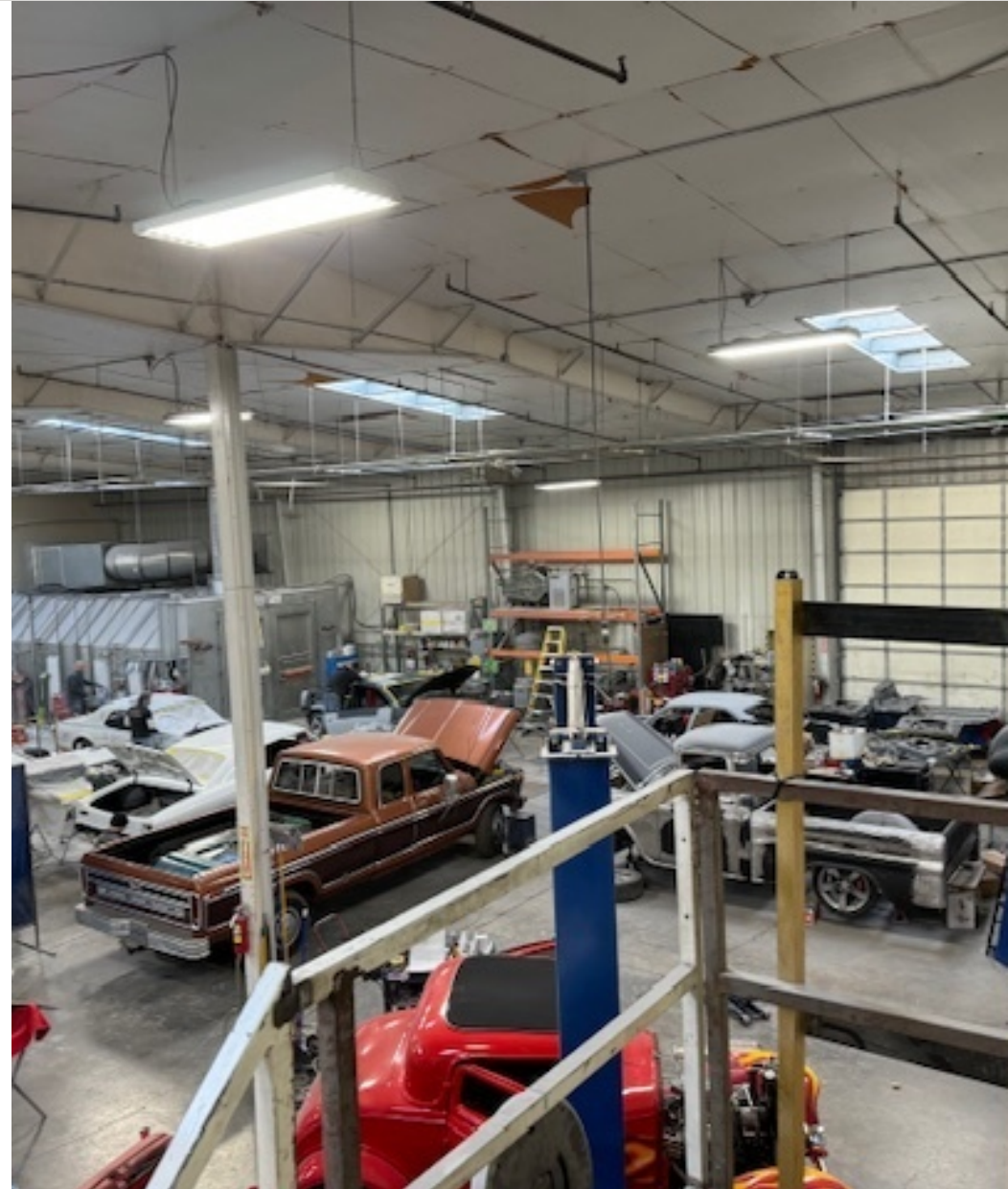
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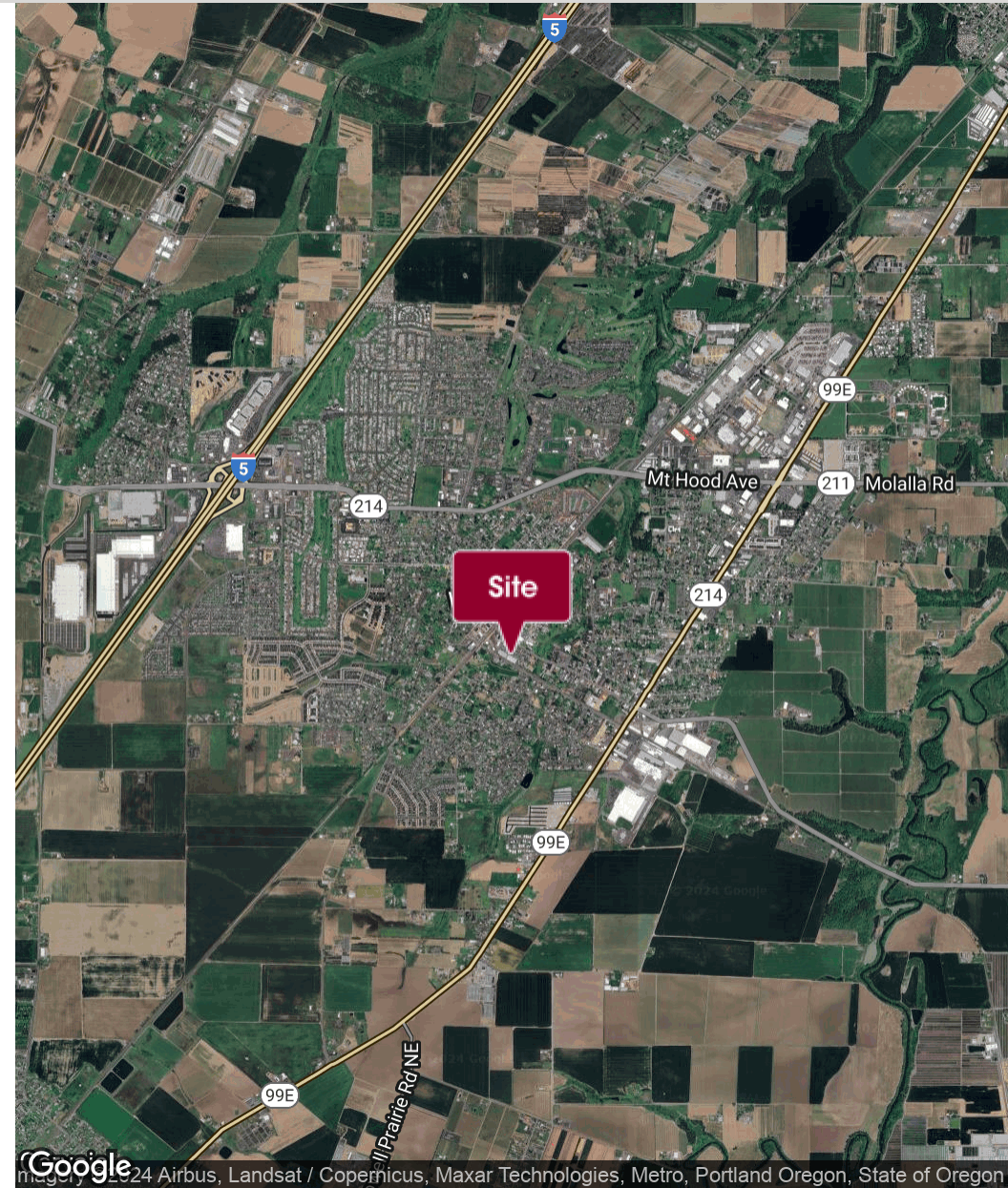
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