



## OFFERING SUMMARY

<b>LEASE RATE:</b>	1.40 SF/month (NNN)
<b>AVAILABLE SF:</b>	3,300 SF
<b>CEILING HEIGHT:</b>	16 feet
<b>YEAR BUILT:</b>	1979
<b>ZONING:</b>	IND
<b>MARKET:</b>	Albany
<b>APN:</b>	0433959

## PROPERTY OVERVIEW

This is a hard-to-find 10-door cross-docking facility located in the Tangent Business Park. Small office and single restroom. This facility is an approximate 3-4 minute drive to Interstate 5. NNN charges est. at \$.08/SF

The Tangent Business Park, a master-planned industrial park, is a premier location immediately west of Interstate 5 in the Mid-Willamette Valley. The Mid-Valley is home to distribution hubs for users such as Amazon, Home Depot, WINCO Foods, Target, Lowes, and Dollar General (in development) because of its strategic logistics location. The park is also in an Enterprise Zone for Linn County with tax abatements available for qualifying companies.

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