

# Industrial Building and Yard

12144 EHLEN ROAD NE, AURORA, OR 97002



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FOR SALE





# FOR SALE

12144 Ehlen Road NE, Aurora, OR 97002



## PROPERTY DESCRIPTION

Rare ownership opportunity in the Interstate 5 Corridor. Property located minutes off Interstate 5.

Property is leased to NAPA Auto Parts (Aurora) with a lease expiration of December 31, 2024, paying \$6,000/mo NNN.

## PROPERTY HIGHLIGHTS

- Industrial building situated on 1.22 acres
- Steel I-Beam roof and wall frame with metal exterior walls and roof
- Fenced yard with ability to circulate around the building
- 4,000 SF footprint with 1,200 SF office on three levels
- Former Semi-Truck Mobil Repair Shop
- (3) 16' grade-level doors
- 20'-24' clear - fully insulated
- Building is served with sewer and well

## OFFERING SUMMARY

Sale Price:	\$1,099,000
Lot Size:	1.22 Acres
Building Size:	4,800 SF
Zoning:	Interchange District (ID): Marion County Allows a variety of commercial and industrial uses.

## RENEWAL TERMS

This lease shall automatically renew for an additional period of 2 years, unless either party gives written notice of termination no later than 90 days prior to the end of the term or renewal term.



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