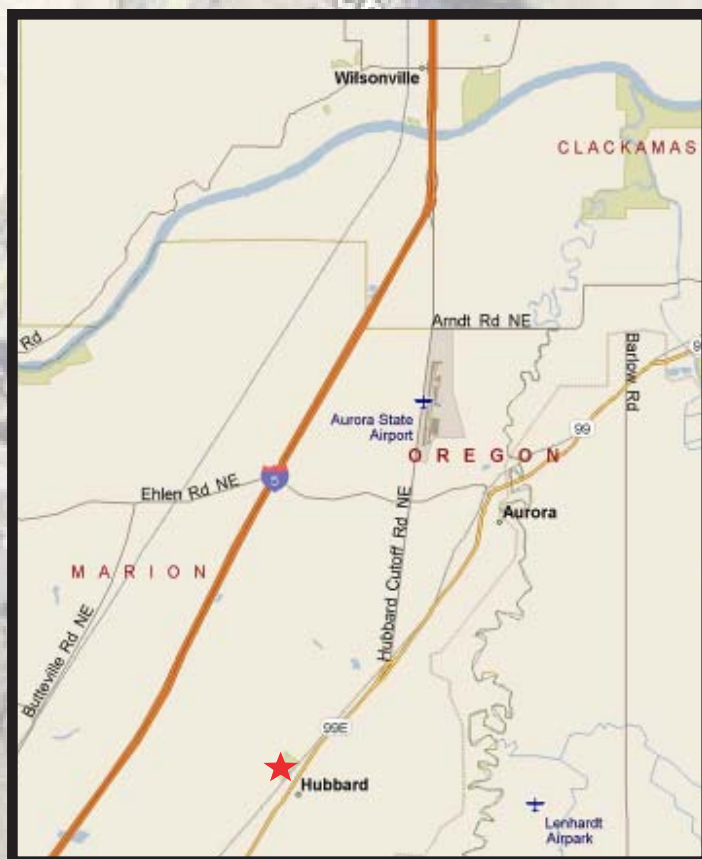


LOCATION



FOR SALE

2830 - 2850 Industrial Avenue, Hubbard, OR 97032



- ◆ Owner / Investor Opportunity
- ◆ Above Standard Construction
- ◆ 48,750 SF
- ◆ 9,750 SF Leased
- ◆ Assumable Financing
- ◆ \$3,495,000



Integrated Corporate Property Services
CORFAC INTERNATIONAL

"LOCALLY OWNED, GLOBALLY CONNECTED"

For additional information, please contact:

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The information contained herein has been provided by either the property owner or secondary sources we deem reliable. Although Integrated Corporate Property Services has no reason to doubt its accuracy, we have not independently confirmed the information and do not guarantee it. All information (including square footage) should be verified and each property should be analyzed prior to purchase or lease based on individual needs.

BUILDING DETAILS

- ◆ 2.762 acre site
- ◆ 48,750 SF building
- ◆ Demisable to 6,500 SF units each with dock & grade
- ◆ 39,000 SF shell available
 - ◆ 600 SF north end office
 - ◆ 2,654 SF south end office
- ◆ 9,750 SF leased
 - ◆ 800 SF office
 - ◆ Terminates 6/30/09 @ \$3,819/month + NNN's
- ◆ Concrete tilt construction
- ◆ Metal roof
- ◆ 21'-23' clear height
- ◆ 8 dock high doors
- ◆ 7 grade level doors

SITE PLAN

