

Building under construction.
Similar prototype pictured.

FOR LEASE

Concrete Tilt Warehouse

35th St. | Kathryn Ave.
Springfield OR 97478

MULTIPLE DOCK AND GRADE LOADING DOORS

- 17,000 square feet total | Can be demised to 5,000 square feet
- Zoned Heavy Industrial (HI)
- Fire sprinkled
- \$0.90 per square foot, triple net

**Evans
Elder
Brown &
Seubert**

COMMERCIAL REAL ESTATE

CONTACT

Jeff Elder
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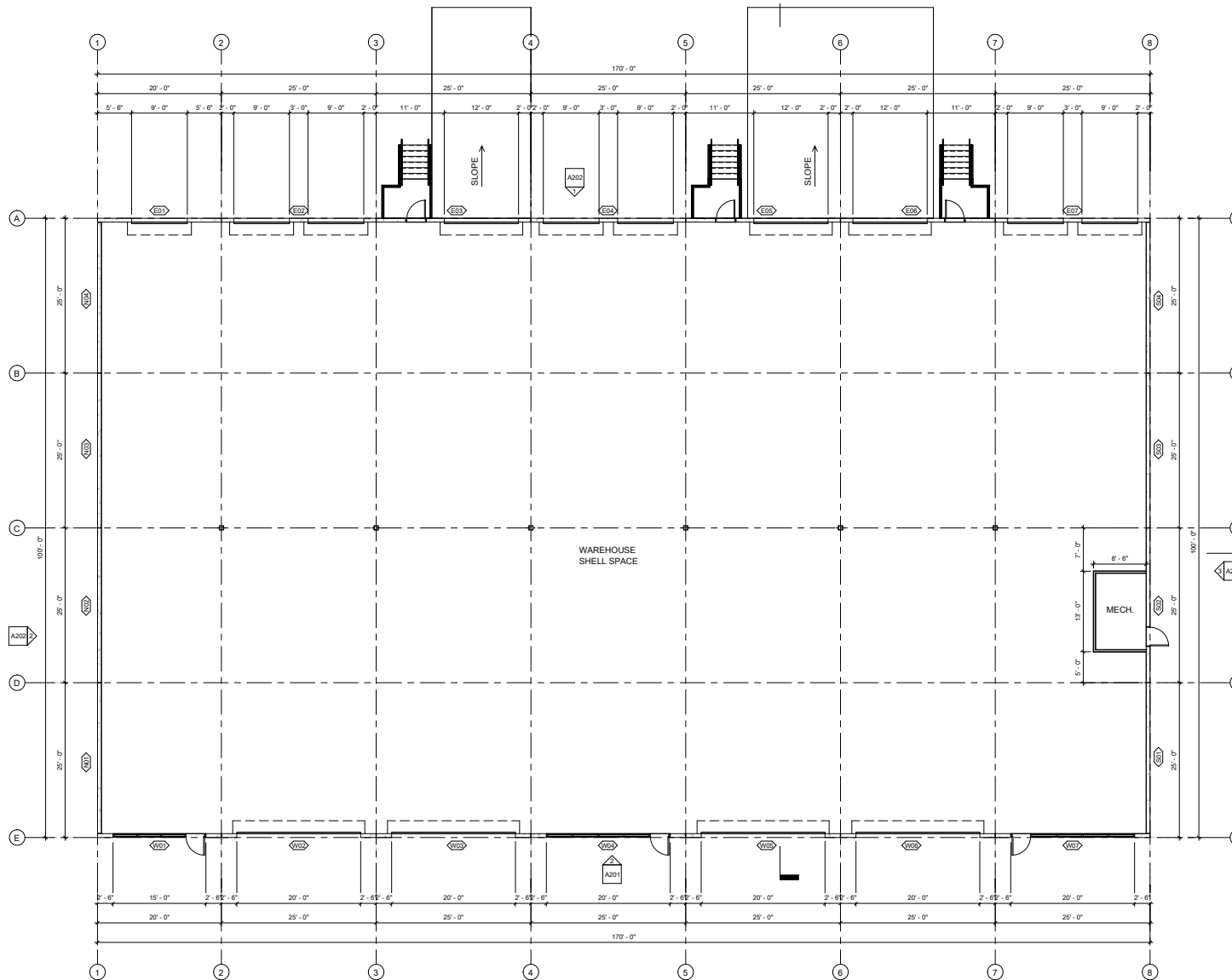
Ashley Hope Elder
ashley@eebcre.com

(541) 345-4860

Licensed in the State of Oregon.

Description & Floor Plan

35th St. | Kathryn Ave.
Springfield OR 97478



CAN BE DEMISED

- 5,000 square feet
- 7,000 square feet
- 10,000 square feet
- 12,000 square feet
- 17,000 square feet

LOADING DOORS IN 5,000 SF

- Two 9' x 10' loading doors
- One 12'x14' dock door with ramp

LOADING DOORS IN 7,000 SF

- Three 9' x 10' loading doors
- One 12'x14' dock door with ramp

CEILING

- 24' clear ceiling height
- Clerestory windows

POWER

- 208 volt, 3-phase

BUILD-OUT

- ADA Restroom
- Office can be added with rent of \$1.00 per sq. ft., NNN

Additional Plans

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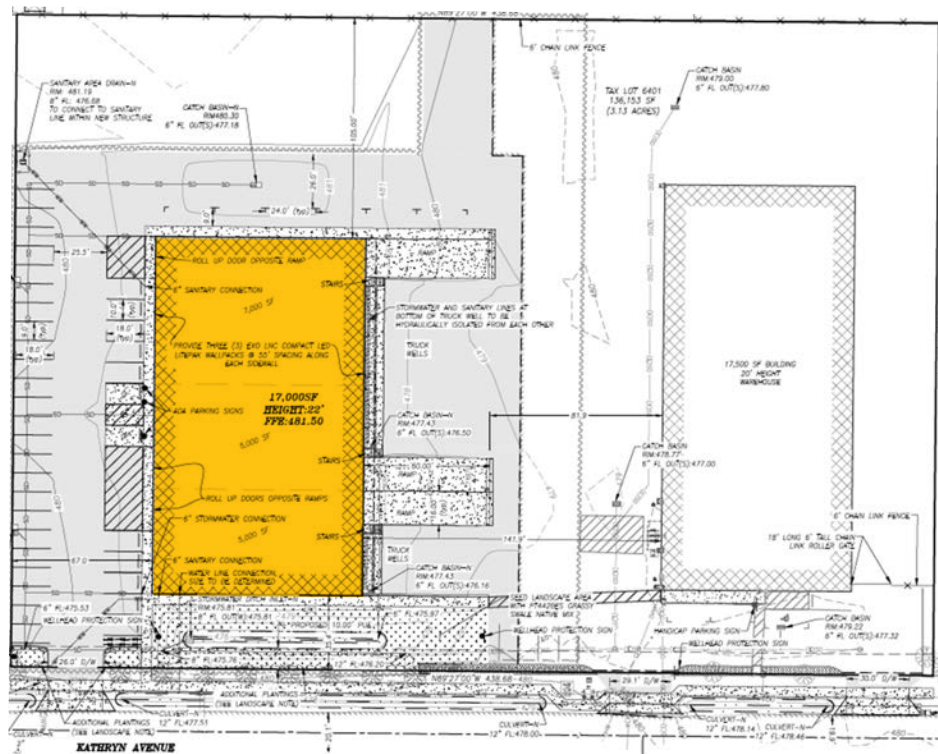
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101 East Broadway
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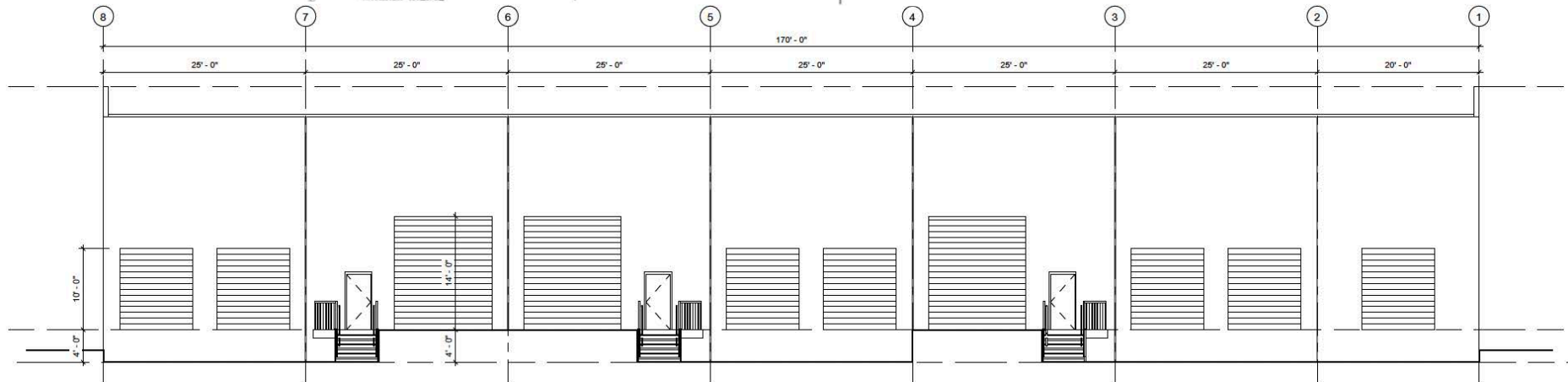
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TRIPLE NETS

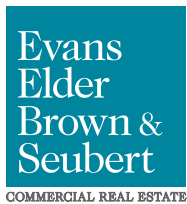
Estimated \$0.20 per sq. ft.

- Property taxes
- Building insurance
- Water / sewer
- Management



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