

# 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 jeff@eebcre.com

Ashley Hope Elder ashley@eebcre.com

## (541) 345-4860

Licensed in the State of Oregon.

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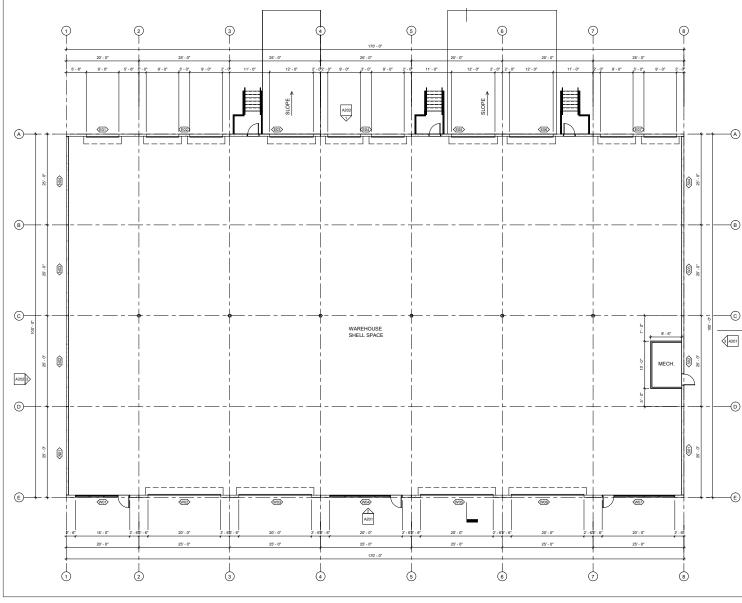
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# Evans Elder Brown & Seubert

# Description & Floor Plan

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#### COMMERCIAL REAL ESTATE



#### **CAN BE DEMISED**

- 5,000 square feet •
- 7,000 square feet
- 10,000 square feet
- 12,000 square feet .
- 17,000 square feet ٠

#### 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 ٠
- One 12'x14' dock door with ramp

#### CEILING

-(B)

**(D**)

- 24' clear ceiling height •
- Clerestory windows ٠

#### POWER

208 volt, 3-phase •

#### **BUILD-OUT**

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

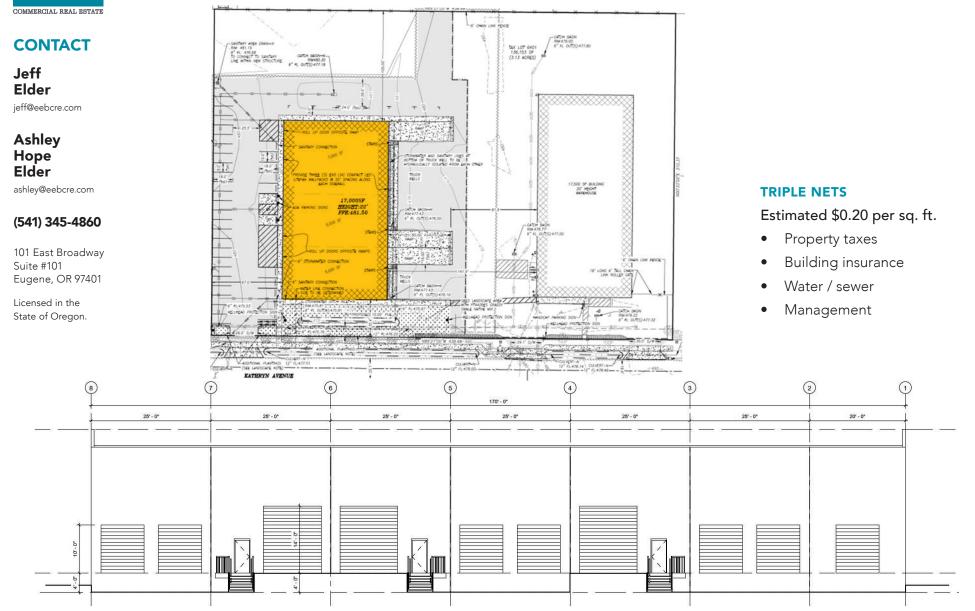
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# Additional Plans

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# Location

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# Evans Elder Brown & Seubert commercial real estate

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