

FOR SALE OR LEASE > WAREHOUSE + OFFICE SPACE

# Crates Way Warehouse

3725 CRATES WAY, THE DALLES, OR 97058



## Crates Way > Warehouse + Office Space

The Tum-A-Lum site is an 11,700 rentable square foot metal fabricated building with approximately 1,400 rentable square feet of office.

The building is fully-insulated with 18' to 16' clear height and four 20' x 14' grade doors. The building contains an industrial high-quality and fully-vented paint booth with a fire wall.

The site is a contiguous 1.78-acre flat lot with paved parking and is fence enclosed. Constructed in 2007 and well-maintained, it is a quality site in a heavy industrial zone along the Columbia River with excellent access to I-84.

## The Opportunity

- > For Sale or Lease
- > 2007 Construction
- > 11,700 RSF warehouse + approx. 1,400 RSF office
- > 4 grade doors 14' x 20' each
- > 18' to 16' clear span
- > 1.78 acre lot, fenced
- > Industrial paint booth on site
- > Parking paved and fenced, separated from yard
- > Zoned Heavy Industrial
- > Heavy Power: 3 phase

For Sale Price: \$1,237,000

For Lease: \$9,300 NNN per mo.



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# Crates Way Warehouse > Warehouse with Office Space



Located in the Port of The Dalles Industrial Park.

The Tum-A-Lum industrial building site is of quality metal construction on a fully-useable, level 1.78-acre lot.

The building and site allow for many manufacturing and warehousing uses due to the configuration and large multiple grade level doors.

Ample quality office with paved, fenced parking adds to the security and safety of the site.



Industrial Paint Booth



Office Area

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