

Lebanon Hardboard

3213 South Santiam Hwy, Lebanon OR 97355

112,400 SF + 17.25 Acres + 8 Acres Available



FOR SALE OR LEASE

Features

Located in Lebanon's enterprise zone, zoned industrial. Albany and Eastern Shortline rail service to both Union Pacific and Burlington Northern main lines. 7,000 feet of rail on and adjacent to property.

- Building: 112,400 SF on 12.5 Acres, 20' clear height, sprinklered
- Demised: 60,400 SF
52,000 SF

- Site: 25.25 acres remaining
- Power: 2,300 V and 480 V service
- Rail: Rail inside building, adjacent to switching yard
- Sale Price: \$35.00/SF
- Land Sale: \$2.50/SF (8 acres)
- Lease rate: \$0.265/SF per month NNN
- Five sales completed; one sale pending

Contact

Jeff Brooks, CCIM, SIOR

503.221.2296

jbrooks@gvakm.com

www.gvakm.com

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

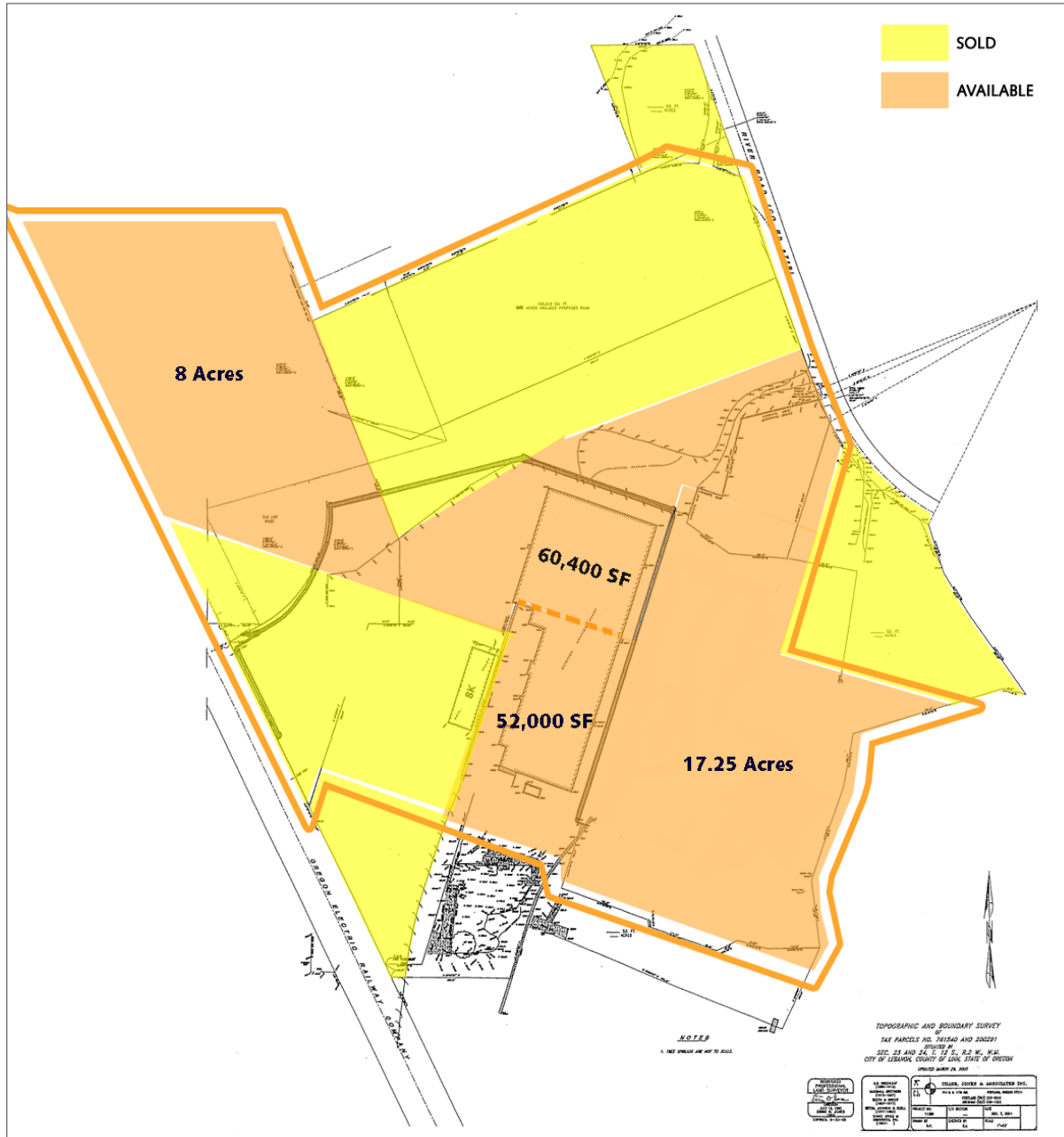
GVA Kidder Mathews
Worldwide Real Estate Solutions

Lebanon Hardboard

3213 South Santiam Hwy, Lebanon, OR 97355

FOR SALE OR LEASE

112,400 SF + 17.25 Acres + 8 Acres STILL AVAILABLE



Contact

Jeff Brooks, CCIM, SIOR

503.221.2296

jbrooks@gvakm.com

www.gvakm.com

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.