

For Lease



STAND-ALONE LIGHT INDUSTRIAL BUILDING. ALBANY

LOCATION & LEASE INFORMATION

Street Address	606 Queen Ave SW
City, State, Zip Code	Albany, OR 97321
Cross Street	Pacific Blvd SW & Queen Ave SW
Minimum Lease Term	3 years
Lease Price	\$1.00/SF
Tenant Responsibilities	Taxes (+/- \$300/month) + utilities

BUILDING INFORMATION

Available Space	4,240 SF
Zoning	Light Industrial
Shop Bays	3
Bays / Roll-up Doors	3 bays, 6 roll-up doors
Ceiling Height	12 ft
Office	Open area for office, training, meeting
Restrooms	1
Parking	7-10 spaces adjacent to building
Fenced? Secure?	Yes — fenced and has a security gate
Neighboring Properties	McHenry Remodeling Safe Lock Self Storage



Great, clean industrial building with shop space and office/meeting/training space. Property includes restroom and separate utility room with sink. 3 bays in shop with 4 large roll-up doors and 2 smaller roll-up doors (can pass through). Stand-alone building is in fenced, secure area. 7-10 parking spots adjacent to building.



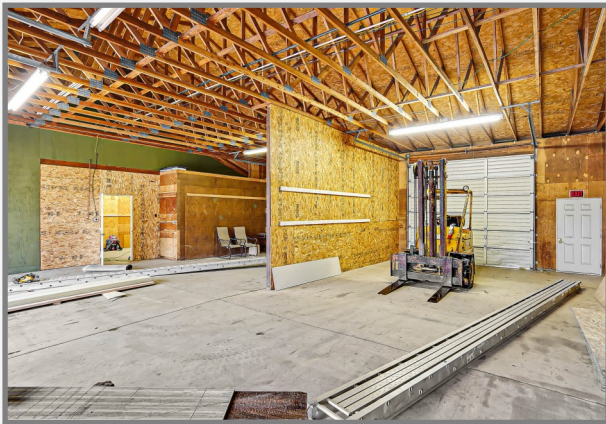
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The information contained here in was compiled from data furnished by the property owner and/or other sources deemed reliable; however, accuracy is not guaranteed.

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