



FOR SALE

JEFFERSON INDUSTRIAL BUILDING

\$2,699,000

- 2.00 Acres ~ 27,600 SF
- Zoned - Industrial
- 10476 Sunnyside Rd SE
Jefferson



ELESA DOLL

BROKER LICENSED IN THE STATES OF OREGON

SMI REAL ESTATE

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SUMMARY

- Constructed in 1997
- 27,600 SF Total - Concrete tilt warehouse
- Warehouse space consists of 24,000 SF (150' x 160') - fully insulated, gas heated, clear span with 3 Phase / 220 Volt
- Warehouse and lab areas have propane heat and a new fire suppression system throughout
- 3 large grade level overhead doors and 4 dock high 8' x 8' roll doors
- 3,600 SF of corporate grade office space on two floors
- Current owner would like to leaseback approximately 8,539 SF of warehouse space with mezzanine for 1-2 years
- Please do not disturb the tenants



