



FOR SALE OR LEASE

# Warehouse with Office and Yard

1980 Fescue Street SE | Albany, OR 97322



**PRICE REDUCED**

**I-5 Freeway Exposure**  
DIVISIBLE TO 10,920 SF



### Property Highlights

<b>Building / Lot</b>	21,840 SF / 2.06 Acres
<b>Yard</b>	± One-half Acre, gravelled & fenced
<b>Warehouse</b>	
Loading	Four 16' x 12' grade level doors
Clear	24' - 27' clear height
Sprinklered	Yes
Power	600 amps of 480v, 3-phase power
Other	Crane served with 5-Ton in place
<b>Zoning</b>	LI - City of Albany
<b>Sale Price</b>	<b>\$1,875,000</b>
Property Taxes	\$18,615 (2016)
<b>Rental Rate</b>	<b>\$0.52/SF NNN</b>

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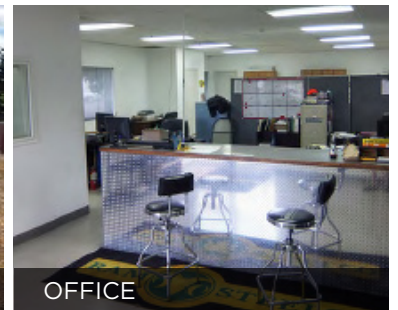
5-TON CRANE SERVED



WAREHOUSE LIGHTING



FENCED 1/2 AC YARD



OFFICE

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