



FOR  
LEASE



SELLER FINANCING AVAILABLE

## 3030 CALAPOOIA ST SW

Industrial Space: ± 131,094 SF Manufacturing/ Distribution Facility

**3030 Calapooia St SW, Albany OR 97322**

Located on a 7.73 acre site between 99E and I-5, this manufacturing/ distribution facility with heavy industrial zoning offers a warehouse/ office space, dock & grade level loading, rail served, heavy power (1,000 KVA), and ample on-site parking.

**DAN SLEVIN**

Vice President

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**DAVE ELLIS**

Principal

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**BRODY COHEN**

Senior Associate Broker

503-517-9878

[brody@capacitycommercial.com](mailto:brody@capacitycommercial.com)



PROPERTY DETAILS	
Total SF	± 131,094 SF
Office SF	~ 4,000 SF
Site Area	7.73 AC
Dock Loading	3 Dock Doors w/ In-Pit Levelers (ability to add more)
Grade Loading	3 Oversized Grade Doors
Clear Height	24'-28'
Heavy Power	1,000 KVA
Rail Served	Albany Eastern Rail Company (switches to both UP & BNSF)
Zoning	Heavy Industrial
Lease Rate	\$0.70/SF (NNN)
Sales Price	\$15,000,000 (Seller Financing Available)

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### BRODY COHEN

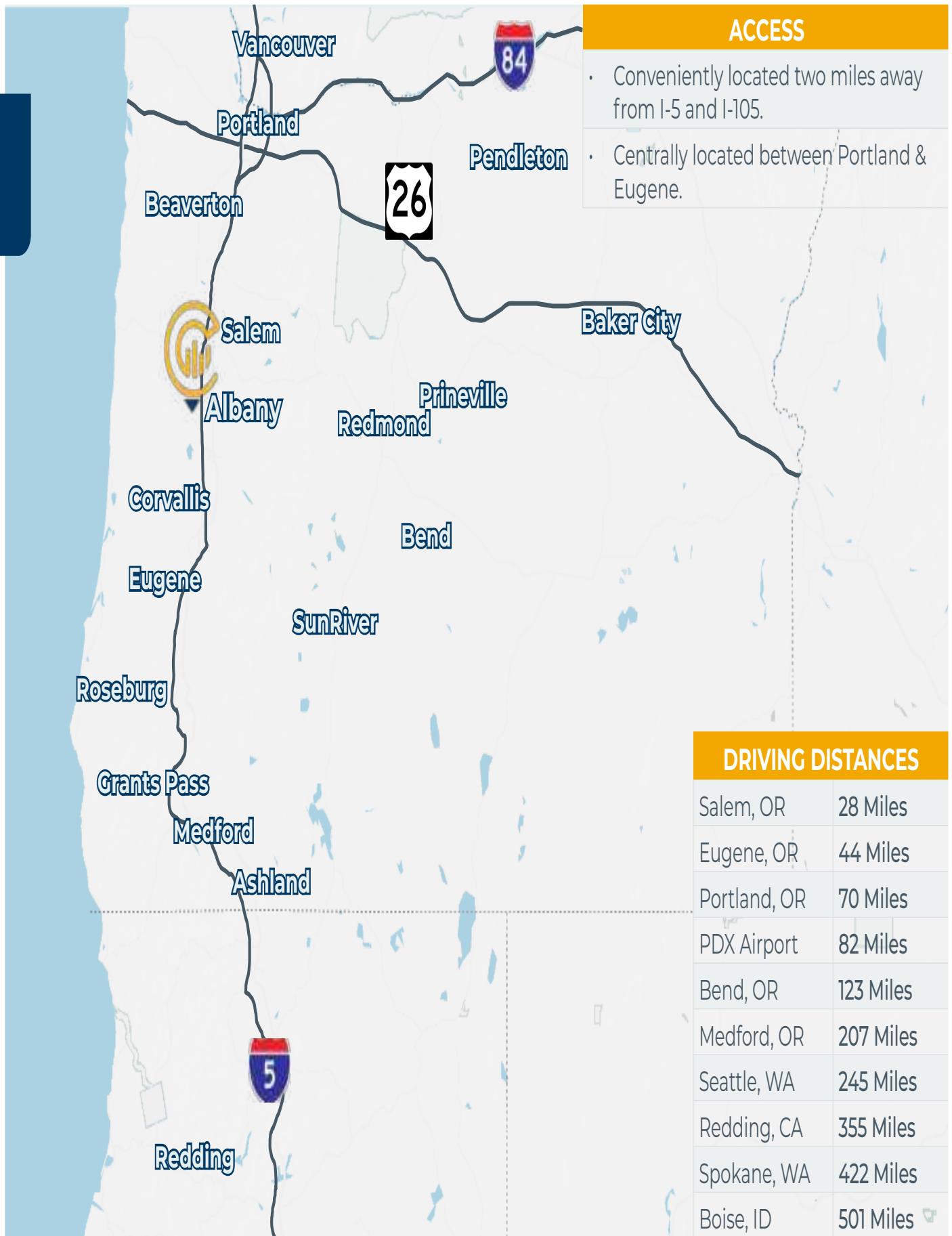
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# MAP





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