



FOR SALE &  
FOR LEASE



## 596 HOFFMAN ROAD

Industrial Space & Land: ± 60,000 SF Manufacturing / Distribution Facility

596 Hoffman Road, Independence, OR 97351

Located in the heart of the industrial area of the mid-Willamette Valley, this property features a 60,000 SF manufacturing/distribution building as a prime opportunity for industrial owner-users seeking a highly functional property with partially improved surplus land area for use or future development, as well as investors seeking a highly desirable asset in a strong industrial submarket.

### BRODY COHEN

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# BUILDING INFORMATION



## BUILDING DETAILS

Address	596 Hoffman Rd Independence, OR
Property Type	Manufacturing / Distribution
Building Size	60,000 SF with Additional Mezzanine Space
Year Built	1981
Lot Size	3.72-AC (Three Parcels) – Fenced & Secured
Zoning	IH (Heavy Industrial)
Clear Height	21' - 24'
Loading	Multiple Grade Doors (Ability to add Docks)
Power	Heavy Power
Fire Suppression	Wet-Pipe Sprinkler System
Additional Features	<ul style="list-style-type: none"><li>• H-Occupancy (Buyer to Verify)</li><li>• Air &amp; Water Service Throughout</li><li>• Radiant Heat</li></ul>
Pricing	\$5,700,000 (\$95/SF)

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IMAGE  
LIBRARY





# SURPLUS LAND



## SURPLUS LAND DETAILS

Property Type	Partially Improved Land (~2.91-AC Paved)
Land Size	13.85 Acres (One Parcel)
Zoning	IL (Light Industrial)
Pricing	\$3,620,000 (\$6/SF)

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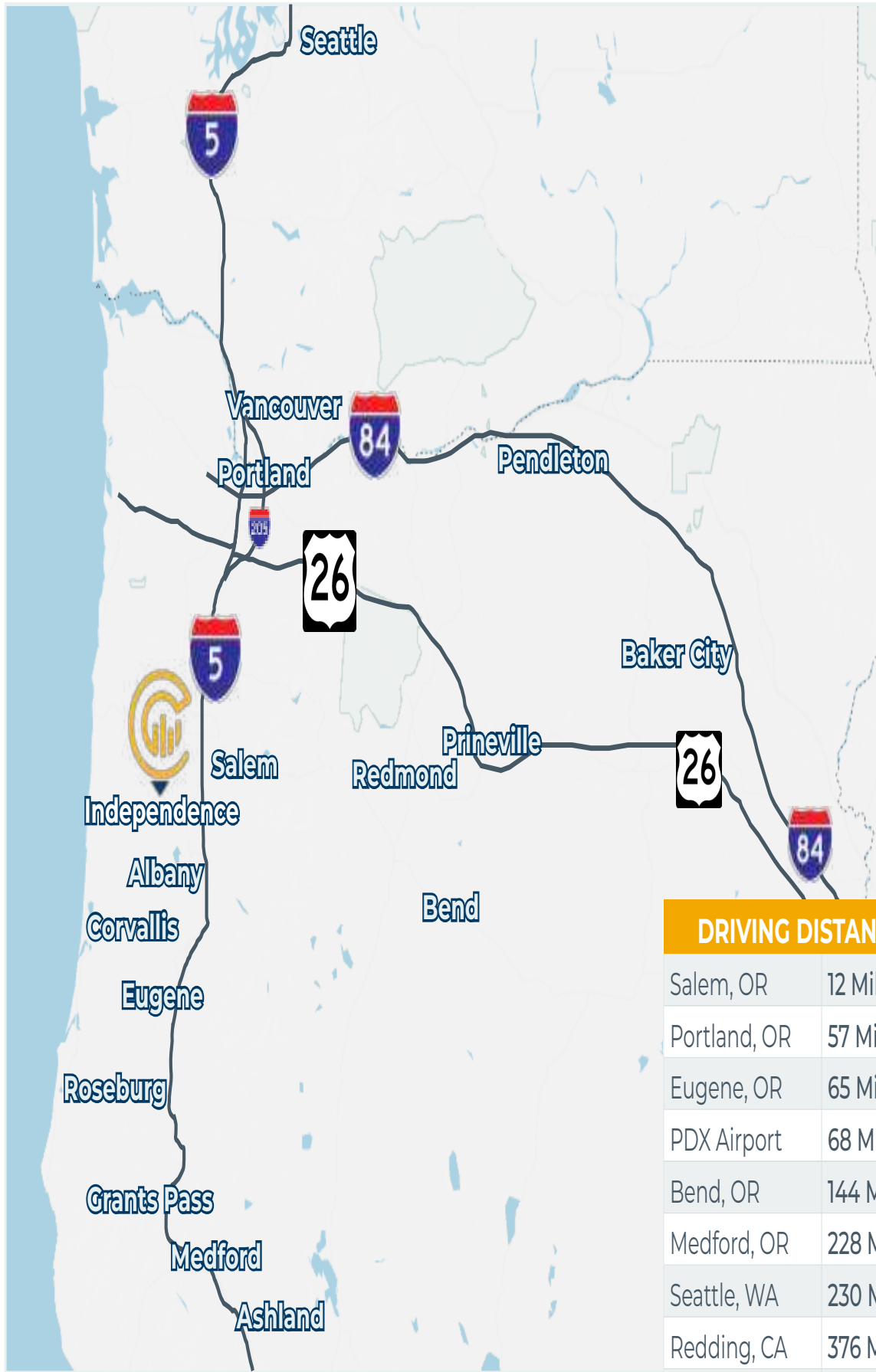
Principal

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# LOCATION MAP



## DRIVING DISTANCES

Salem, OR	12 Miles
Portland, OR	57 Miles
Eugene, OR	65 Miles
PDX Airport	68 Miles
Bend, OR	144 Miles
Medford, OR	228 Miles
Seattle, WA	230 Miles
Redding, CA	376 Miles
Spokane, WA	408 Miles
Boise, ID	487 Miles