



INDUSTRIAL  
PROPERTY  
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**

Senior Associate Broker

503-517-9878

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

**DAN SLEVIN**

Vice President

503-260-1833

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

**DAVE ELLIS**

Principal

503-517-9871

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



# INFORMATION



BUILDING DETAILS	
<b>Address</b>	596 Hoffman Rd Independence, OR
<b>Property Type</b>	Manufacturing / Distribution
<b>Building Size</b>	60,000 SF with Additional Mezzanine Space
<b>Year Built</b>	1981
<b>Lot Size</b>	3.72-AC (Three Parcels) – Fenced & Secured
<b>Zoning</b>	IH (Heavy Industrial)
<b>Clear Height</b>	21' - 24'
<b>Loading</b>	Multiple Grade Doors (Ability to add Docks)
<b>Power</b>	Heavy Power
<b>Fire Suppression</b>	Wet-Pipe Sprinkler System
<b>Additional Features</b>	<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>
<b>Pricing</b>	\$5,700,000 (\$95/SF)

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#### 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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#### DAVE ELLIS

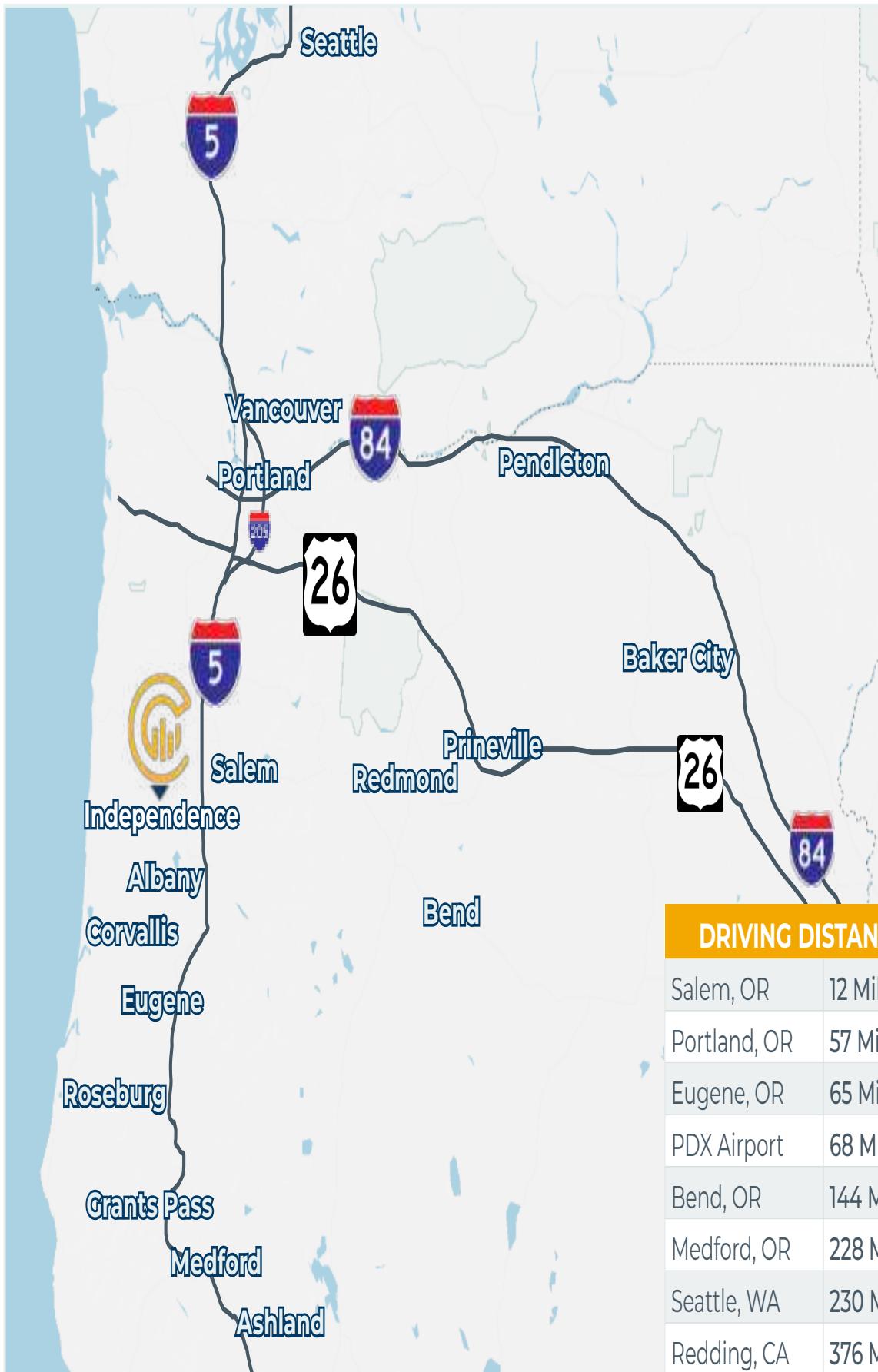
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# LOCATION MAP



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