



I.O.S. INVESTMENT/ OWNER-USER OPPORTUNITY

3783 Conser Rd NE, Albany, OR 97321

FOR SALE

PRESENTED BY CAPACITY COMMERCIAL GROUP



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Industrial Space Available

- **Building A:**
6,038 SF Warehouse (Leased to Pump's Tires)
 - Four (4) Grade Doors w/ Drive Through Capability
 - 1,150 SF Office
- **Building B:**
6,185 SF Warehouse (Leased to Pump's Tires)
 - Two (2) Grade Doors
 - 800 ASF Modular Office
- **Building C (Owner / User Opportunity):**
2,600 SF Warehouse
 - Two (2) Grade Doors w/ Drive Through Capability

PROPERTY OVERVIEW

Address	3783 Conser Rd NE Albany, OR 97321
Sale Price	\$2,900,000
Site Area	± 4.23 Acres (184,259 SF)
Rentable SF	± 14,823 SF



OFFERING DETAILS

PROPERTY SUMMARY

Address	3783 Conser Road NE Albany, OR 97321
Region	Linn County
Building Size	± 14,823 SF
Site Area	± 4.23 Acres (184,259 SF)
Year Built	1964
Tenant	Pomp's Tire Service, Inc.
Zoning	GI (General Industrial – City of Millersburg)

IN-PLACE FINANCING SUMMARY

Sale Price	\$2,900,000
Proforma Cap Rate	6.56%
Lease Term	5 Years + 2 x 5-Year Options
Lease Type:	NNN ^[1]

^[1] Landlord is responsible for exterior, structure, roof, driveways and exterior utilities.

POMP'S RENT SCHEDULE (IN-PLACE)

LEASE YEAR	ANNUAL BASE RENT	MONTHLY INSTALLMENT
1/1/25 – 12/31/29	\$136,404	\$11,367 (NNN)





Tenant Profile

Pomp's Tire Service

Pomp's Tire Service is a leading specialty retailer and service provider of tires and automotive repair, offering a comprehensive selection of passenger, commercial, and agricultural tires alongside full-service auto repair at competitive prices. Founded in 1939 and headquartered in Green Bay, Wisconsin, Pomp's has grown from a single warehouse operation to one of the Midwest's most trusted tire and auto service brands.

At Pomp's Tire Service, retail consumers, commercial fleet operators, and agricultural customers have access to an extensive in-stock selection of tires and wheels. The company sources products directly from top manufacturers to offer quality at competitive prices, and complements its retail business with specialized offerings including tire recapping and retreading, 24-hour commercial truck tire roadside service, in-house wheel and rim manufacturing, and fleet maintenance programs.

Pomp's Tire Service is a privately held, family-owned company. The business operates over 177 locations across 18 states, with annual revenues of approximately \$443 million.



TENANT PROFILE

Company Name	Pomp's Tire Service
Tenant Business	Tire & Auto Service
Ownership	Private / Family-Owned
Revenue	~\$443 million
No. of Employees	1,000+
No. of Locations	177+
Founded	1939
Headquarters	Green Bay, WI
Website	www.pomptire.com

\$443M
Annual Revenue

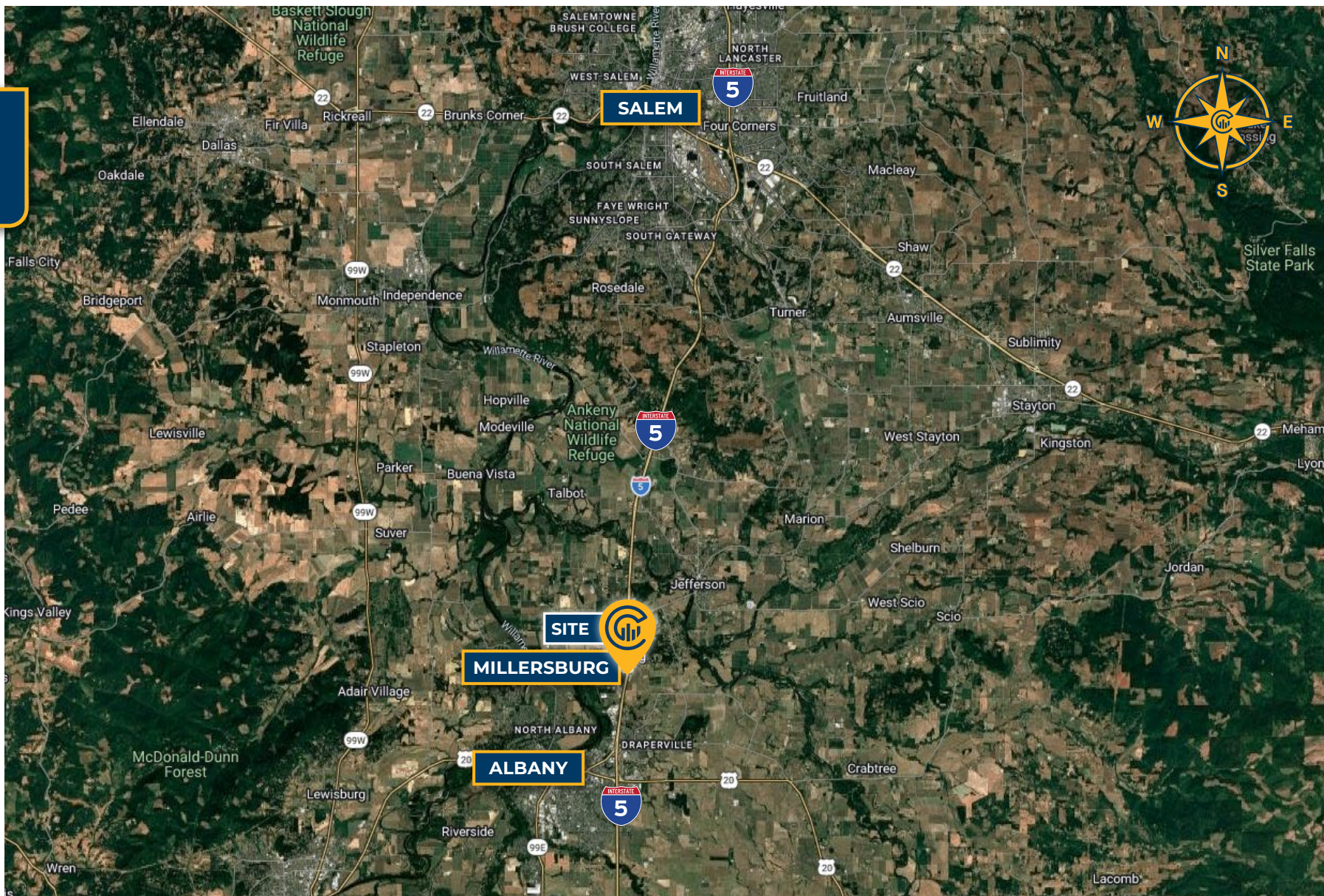
1939
Year Est.

18
States Served

177+
Locations



LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/Geo

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