

FOR LEASE



483 SHELLEY STREET - SPRINGFIELD, OREGON

INDUSTRIAL PROPERTY WITH OFFICE

14,600 SF • Three-Buildings • Available February 2027

- 9,800 SF Warehouse Space
- 4,800 SF Office Space
- Large Paved, Fully Fenced & Gated Yard
- Convenient Access to Highway 126 and I-5

\$8,700/Month, NNN • Est. NNN Expenses: \$3,488/Month



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INDUSTRIAL PROPERTY OVERVIEW

This 14,600-square-foot industrial property combines warehouse, office and covered storage space with a large paved yard. The fully fenced and gated site offers three-phase power, HVAC in office space and convenient access to Highway 126 and I-5.

SPACE BREAKDOWN

7,000 SF main-building warehouse

4,800 SF office space (1,600 SF ground floor • 3,200 SF second floor)

1,960 SF covered storage

840 SF detached storage building

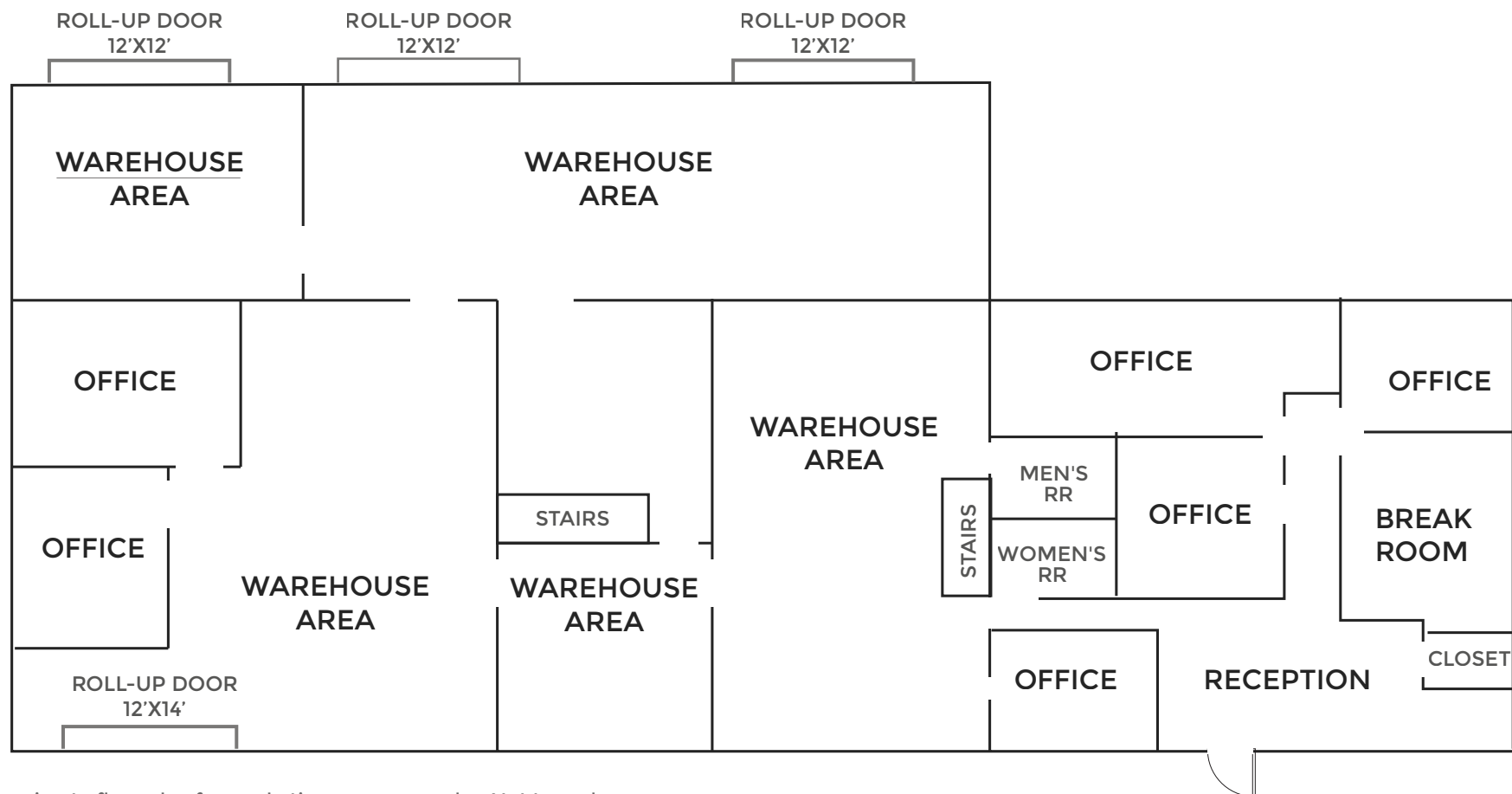
PROPERTY HIGHLIGHTS

- Large paved yard for outside storage
- Fully fenced and gated site
- Three-phase power
 - Panel A (225A, 120/208V)*
 - Panel B (200A, 120/208V)*
- HVAC throughout the office space
- Light-Medium Industrial zoning
- Excellent access to Highway 126 and I-5

* Prospective tenant to verify power specifications.

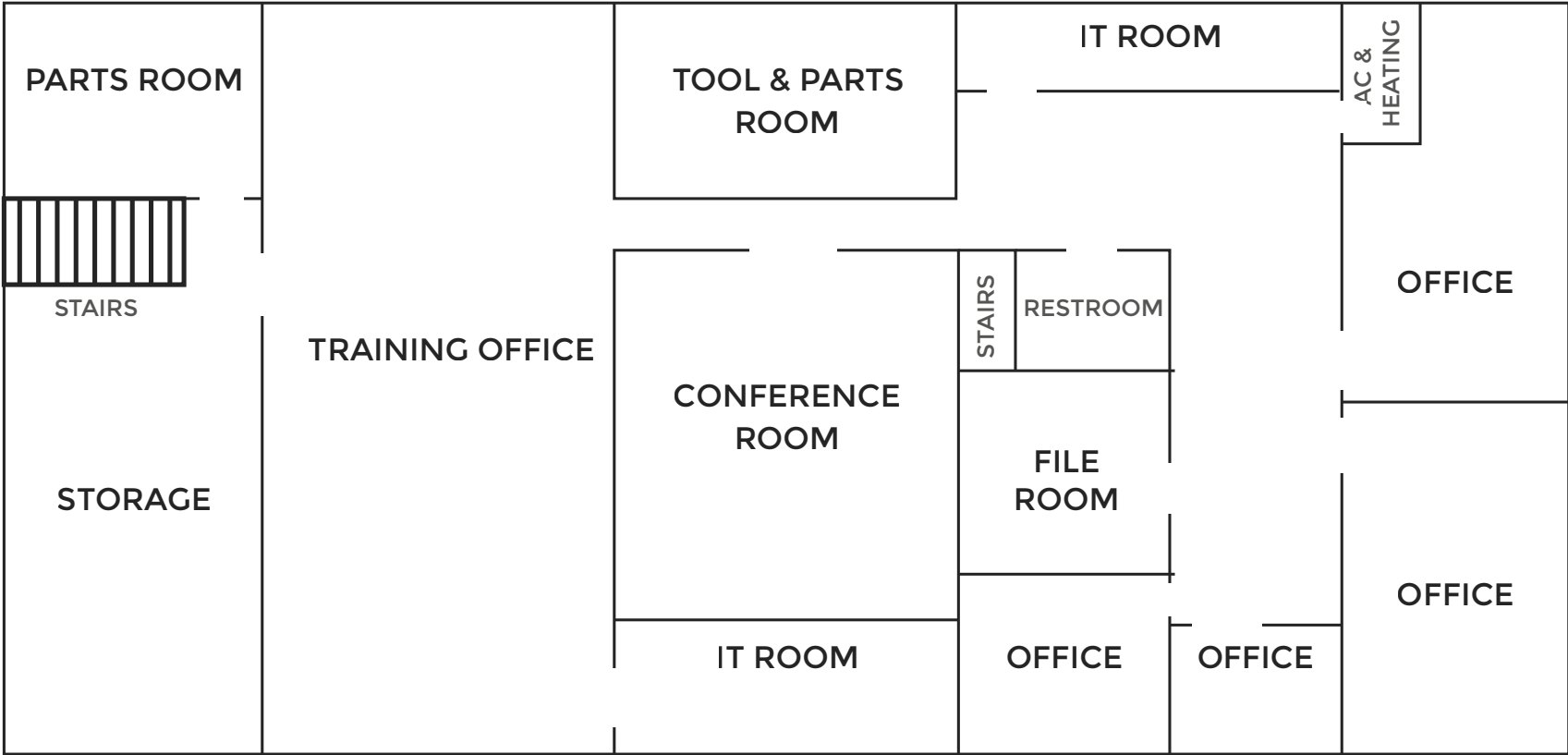


FIRST FLOOR PLAN MAIN BUILDING



Approximate floor plan for marketing purposes only • Not to scale

SECOND FLOOR PLAN MAIN BUILDING



Approximate floor plan for marketing purposes only • Not to scale

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INTERIOR PHOTOS



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PROPERTY AERIAL



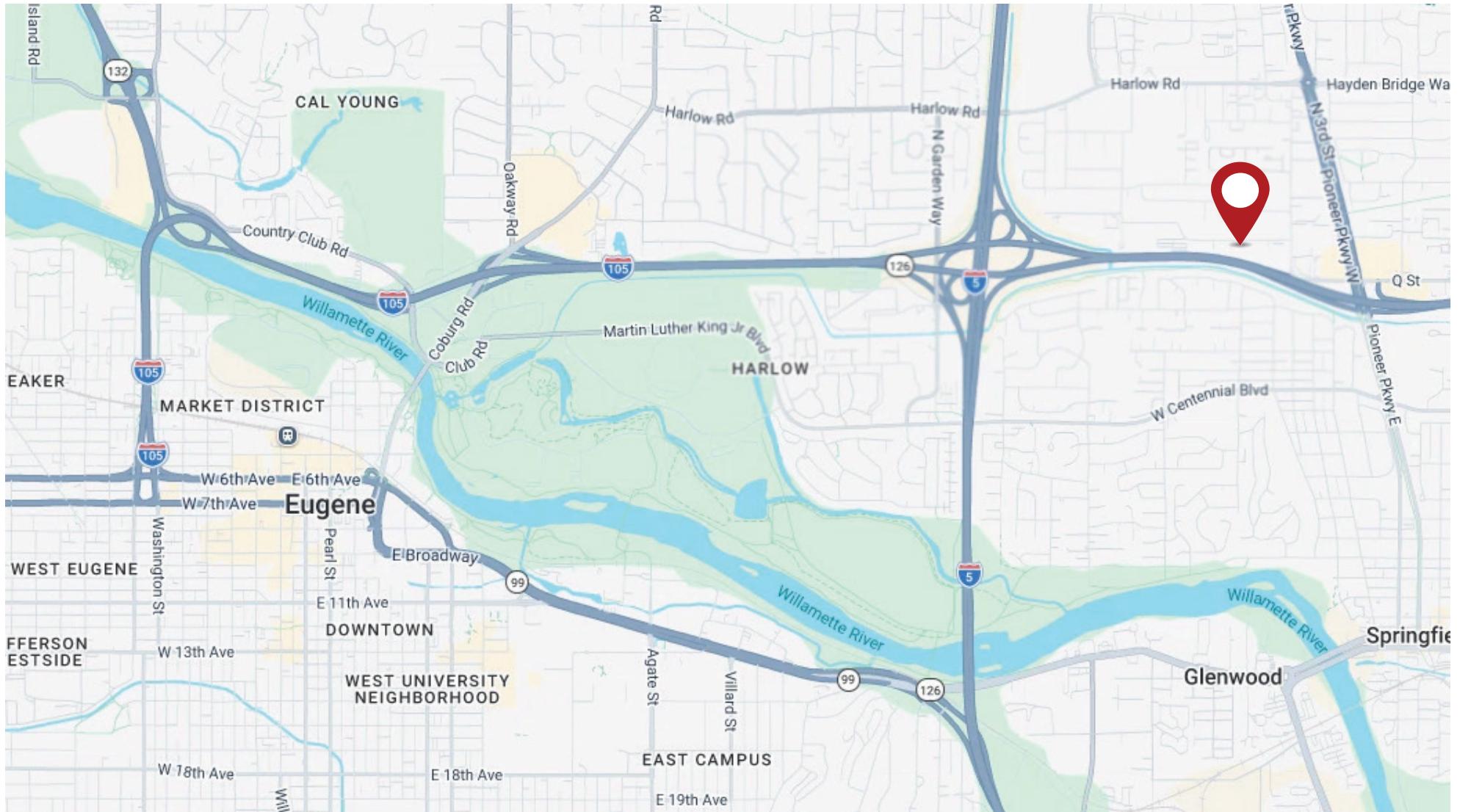
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PROPERTY LOCATION



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