

1902 FIRST STREET — LOWER LEVEL

Tillamook, OR 97141

~4,500 SF

TOTAL AREA

\$1,200/mo

ASKING RENT

July 10, 2026

AVAILABLE

Month-to-Month

LEASE TERM

PROPERTY OVERVIEW

Rare below-grade industrial/flex space in the heart of downtown Tillamook. Single-tenant occupancy with direct roll-door access off Ivy Avenue. Open floor plan ideal for storage, light manufacturing, maker/workshop, or flex distribution. Tenant responsible for utilities.

SPACE DETAILS

Total Area	~4,500 SF	Level	Lower level (below grade)
Configuration	Open plan	Restroom	In-suite
Column Spacing	18'-19' E/W & N/S	Zoning	CC – Community Commercial
Access	1 roll-up door – Ivy Ave		

LEASE TERMS

Asking Rent	\$1,200/mo	Available	July 10, 2026
Expense Basis	Modified Gross	Lease Term	Month-to-month
Included in Rent	Water & sewer	Tenant Pays	Electricity, garbage, janitorial

SUGGESTED USES

- › Storage / Warehouse
- › Light Manufacturing
- › Maker / Workshop Studio
- › Contractor Equipment Storage
- › Flex / E-Commerce Fulfillment

LOCATION

Downtown Tillamook at the corner of First Street and Ivy Avenue. Roll-door access off Ivy Avenue alley. Walking distance to Tillamook County services, retail, and dining. Approximately 1 hour from Portland. Coastal Oregon market – very limited comparable supply.

FLOOR PLAN