

FOR LEASE



5250 Highbanks Rd - Highbanks Business Park - Springfield, Oregon

## WAREHOUSE & OFFICE SPACES

- **SUITE 240:** 1,700 SF second floor office space with reception, kitchen, and 4 private offices  
**Lease Rate:** \$0.85/SF, NNN
- **SUITE 500-540:** 16,920 SF warehouse with second story office - **Lease Rate:** \$0.75/SF, NNN
- **SUITE 700-710:** 5,414 SF of warehouse with 1,000 SF office - **Lease rate:** \$0.75/SF/Month
- Class A concrete-tilt construction and covered shared docks
- Direct access to I-105 and I-5



[www.campbellre.com](http://www.campbellre.com)

**MILTON OILAR**  
[miltono@campbellre.com](mailto:miltono@campbellre.com)  
(541) 484-2214

Licensed in the State of Oregon

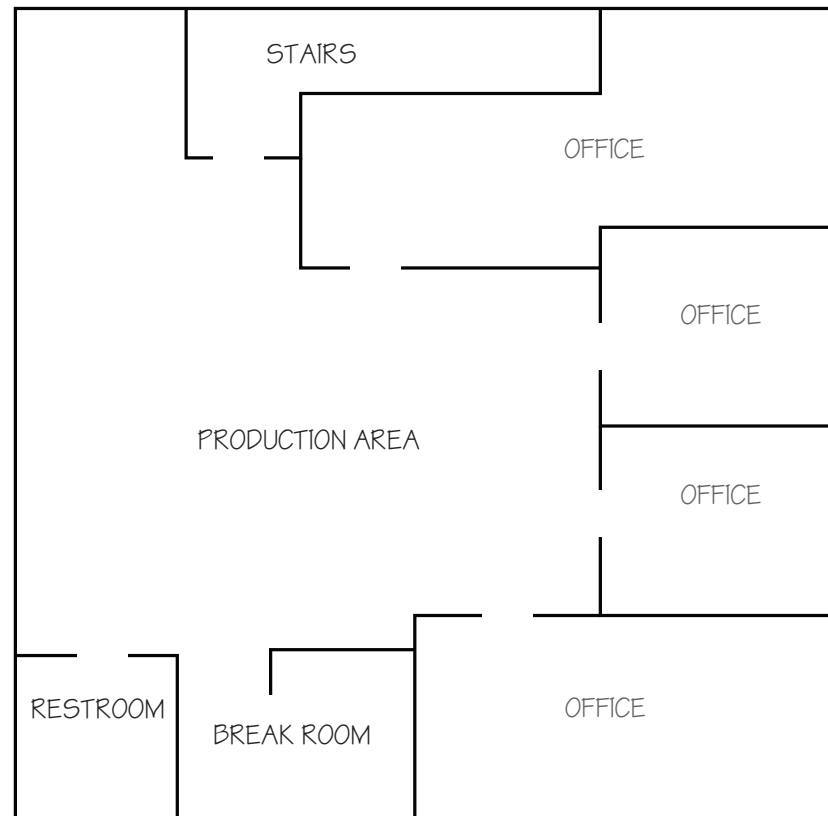
**ABBY HYLAND-SCOTT**  
[abby@campbellre.com](mailto:abby@campbellre.com)  
(541) 556-4813

Licensed in the State of Oregon

## SUITE 240 HIGHLIGHTS

---

- 1,700 SF ideal second floor office space with reception, kitchen, and 4 private offices. Ample parking in an attractive business park environment.



# SUITE 240 PHOTOS

---

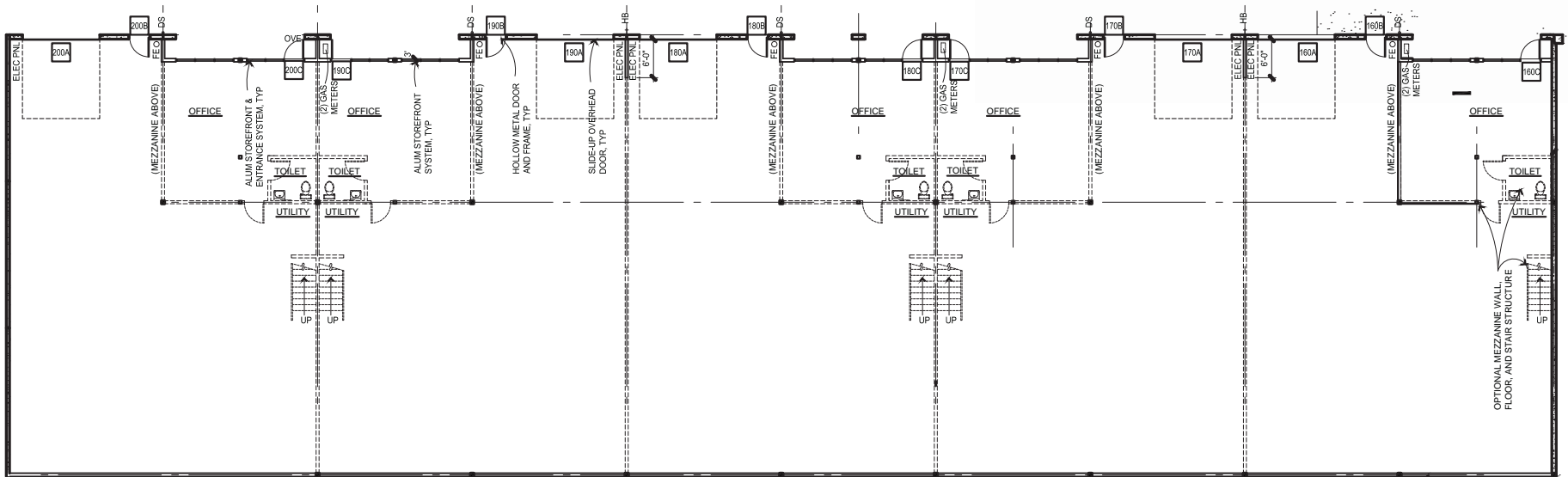
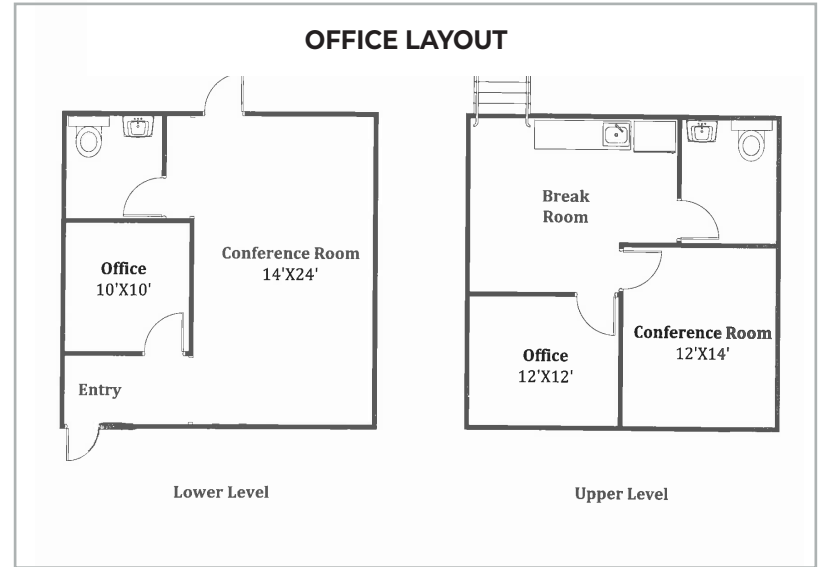


The information in this package was obtained from sources deemed reliable, and is not guaranteed by agent. Package is subject to change, error or omission, prior sale or lease, correction or withdrawal. Any party contemplating purchase is urged to conduct their own independent study and inspection.



# SUITE 500-540 HIGHLIGHTS

- 16,920 SF warehouse
- Two-story office build-out: approx. 550 SF (downstairs) + 600 SF (upstairs)
- Five units with roll-up doors
- Roll-up door providing full access next to loading dock



----- Potential office build-out and demising walls

The information in this package was obtained from sources deemed reliable, and is not guaranteed by agent. Package is subject to change, error or omission, prior sale or lease, correction or withdrawal. Any party contemplating purchase is urged to conduct their own independent study and inspection.

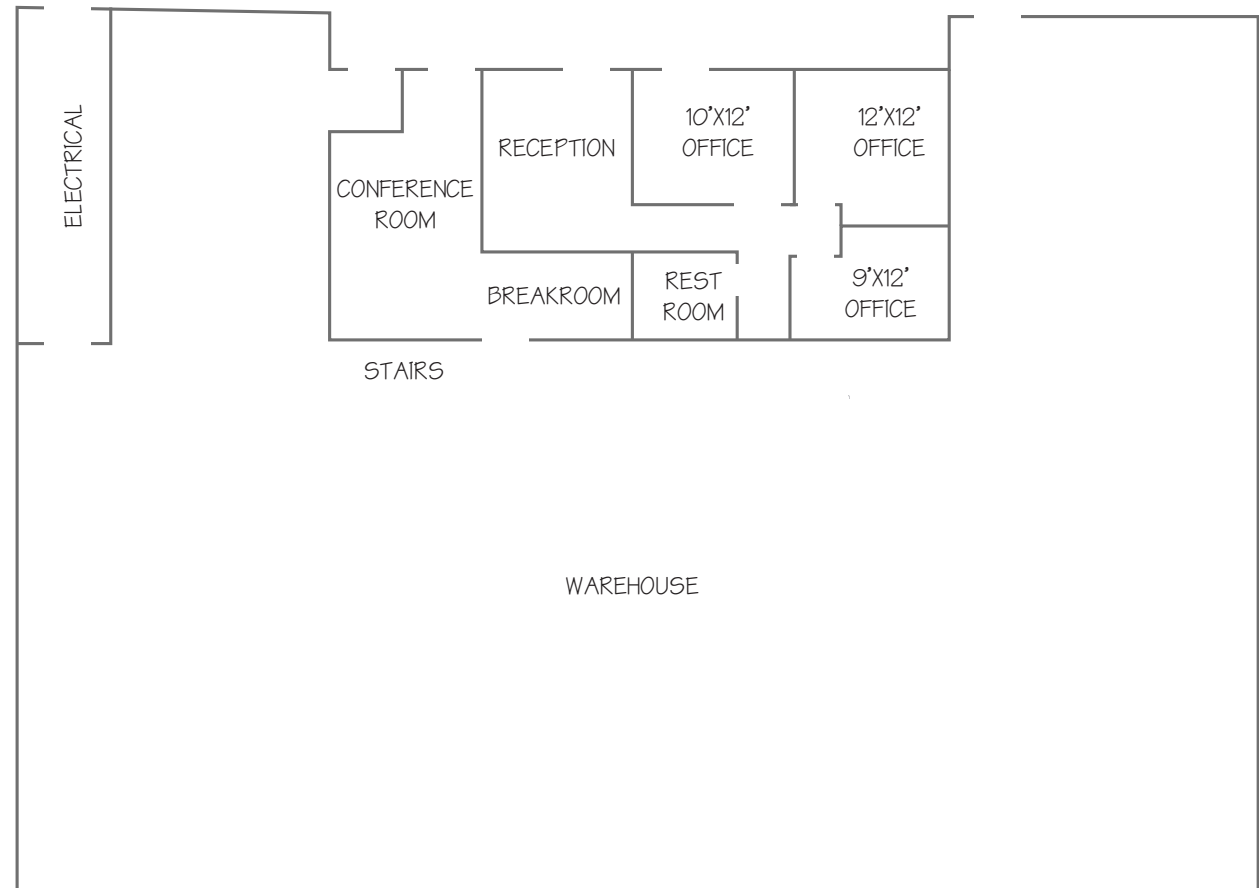
SUITE 500-540 PHOTOS



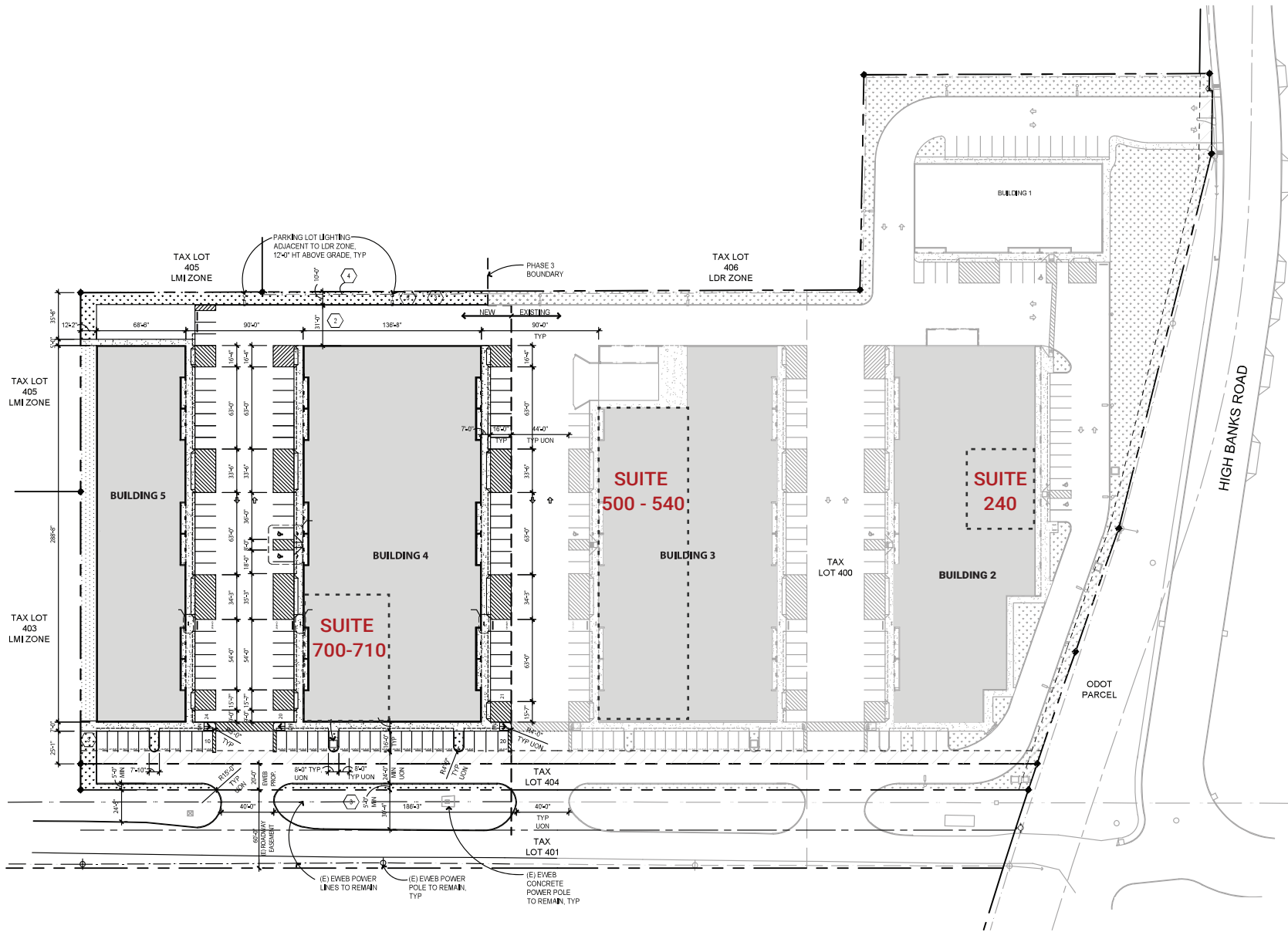
## SUITE 700-710 HIGHLIGHTS

---

- Total SF: 6,414 SF
- Warehouse: 5,414 SF (approx.)
- Office Space: 1,000 SF (approx.)
- Mezzanine storage space included at no charge

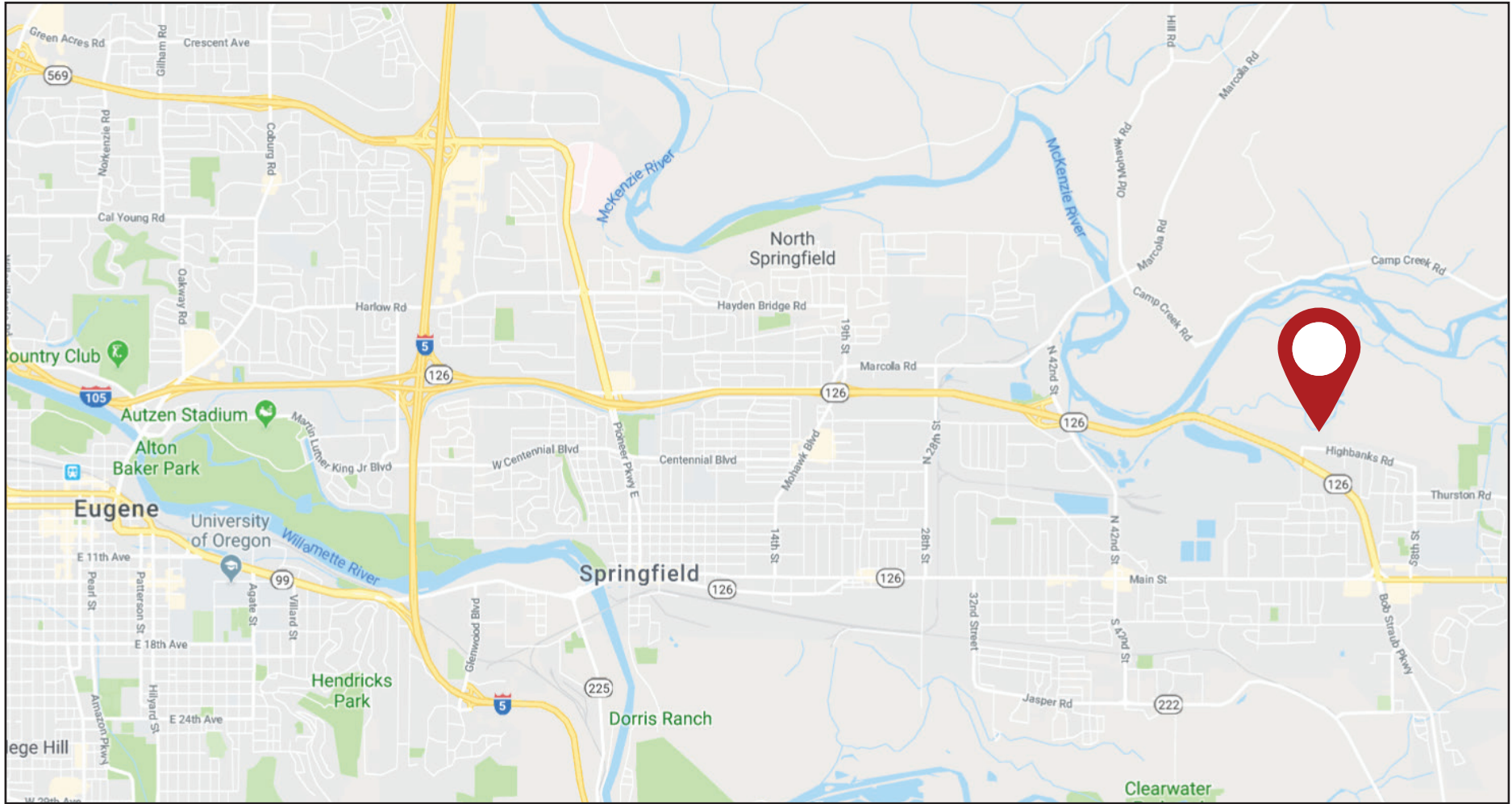


# PROPERTY SITE PLAN



The information in this package was obtained from sources deemed reliable, and is not guaranteed by agent. Package is subject to change, error or omission, prior sale or lease, correction or withdrawal. Any party contemplating purchase is urged to conduct their own independent study and inspection.

# PROPERTY LOCATION



The information in this package was obtained from sources deemed reliable, and is not guaranteed by agent. Package is subject to change, error or omission, prior sale or lease, correction or withdrawal. Any party contemplating purchase is urged to conduct their own independent study and inspection.