

# SALE

## INDEPENDENCE MANUFACTURING SITE

596 Hoffman Road Independence, OR 97351



### PROPERTY HIGHLIGHTS

- Numerous private offices, a kitchen, and a conference room
- Ample Parking
- Sprinkled Building (wet)
- Heated Warehouse
- Clear Height of 21' - 24
- 3-Phase Power
- Multiple Grade Level Doors
- Operational Ventilation System
- Located within the Urban Renewal District & Enterprise Zone
- Wetland Info available upon request

### OFFERING SUMMARY

Asking Price:	\$5,999,999
Lot Size:	17.55 Acres
Building Size:	57,811 SF
Zoning:	IH & IL

Scan me!  
Initial Agency  
Disclosure



Contact listing  
Broker for full  
Offering  
Memorandum

Alex Rhoten  
(503) 587-4777

Jeff Miller  
(503) 999-5210

Kelsi Sands  
(503) 587-4777



COLDWELL BANKER  
**COMMERCIAL**  
MOUNTAIN WEST  
REAL ESTATE

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