

FOR LEASE



697 34th STREET | SPRINGFIELD, OR

MANUFACTURING / WAREHOUSE OPPORTUNITY

Single-Tenant or Divisible Configuration

Suite A: \$0.75/SF NNN | Suite B: \$0.70/SF NNN

- 9,660 SF Total (Divisible)
- Industrial Building with Showroom and Office
- (4) Grade-Level Doors | Fenced Yard
- 3-Phase Power | Fire Sprinkled



Licensed in the State of Oregon

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PROPERTY OVERVIEW

697 34th STREET | SPRINGFIELD, OR

Well-maintained industrial building featuring a functional mix of warehouse, showroom, and office space. Currently configured for a single user, with flexibility to accommodate multi-tenant occupancy.

Ideal for warehouse, showroom, light manufacturing, or distribution users.

Building & Warehouse Features

- 9,660 SF
- 16' Clear Height
- Skylights Throughout | Fire Sprinkled
- 208V, 3-Phase Power
- Two restrooms + plumbing for additional restrooms
- HVAC in showroom / office space
- Est. \$0.15/SF/Mo.

Loading & Site

- (4) Grade-Level Doors (12' x 14')
- Fenced Yard / Secure Storage
- Efficient Warehouse Layout



Flexible Lease Configurations

Available Individually or as a Full-Building Opportunity (9,660 SF)

SUITE A

5,513 SF

Showroom + Office

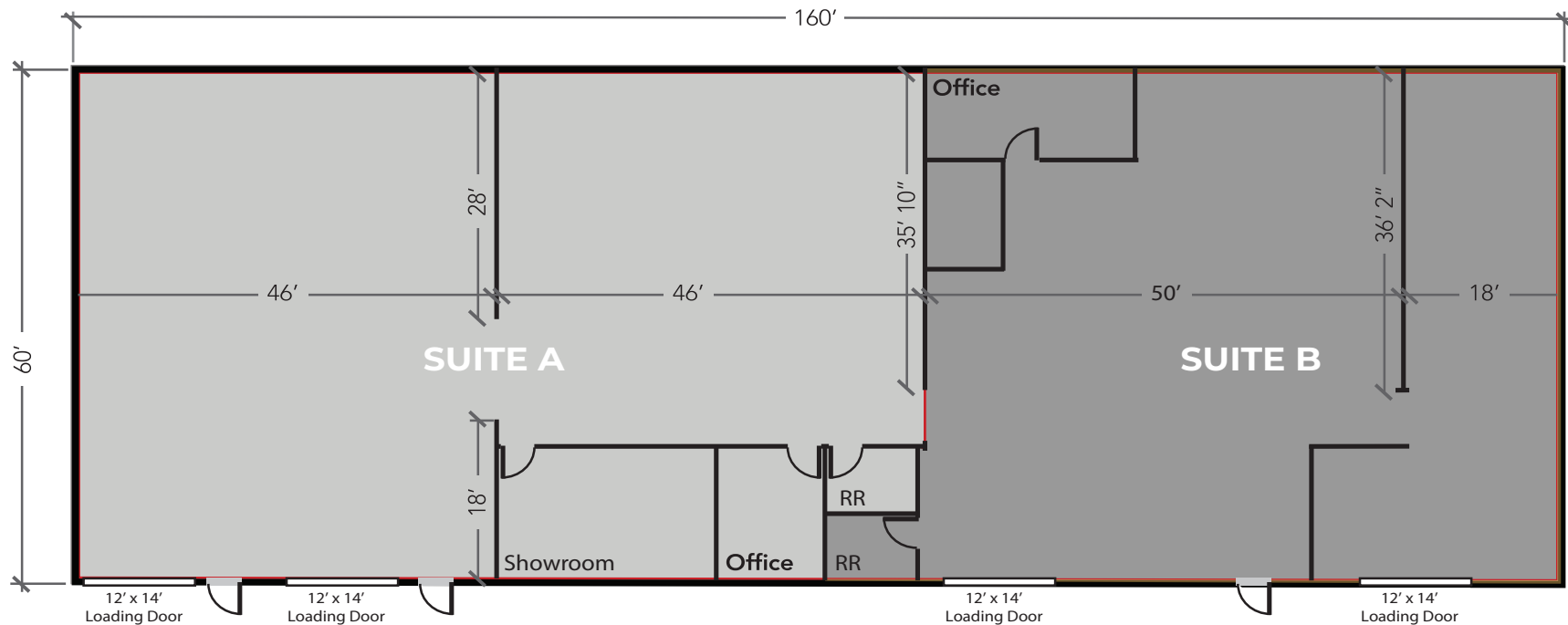
\$0.75/SF NNN

SUITE B

4,147 SF

Office + Warehouse

\$0.70/SF NNN



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Site & Location

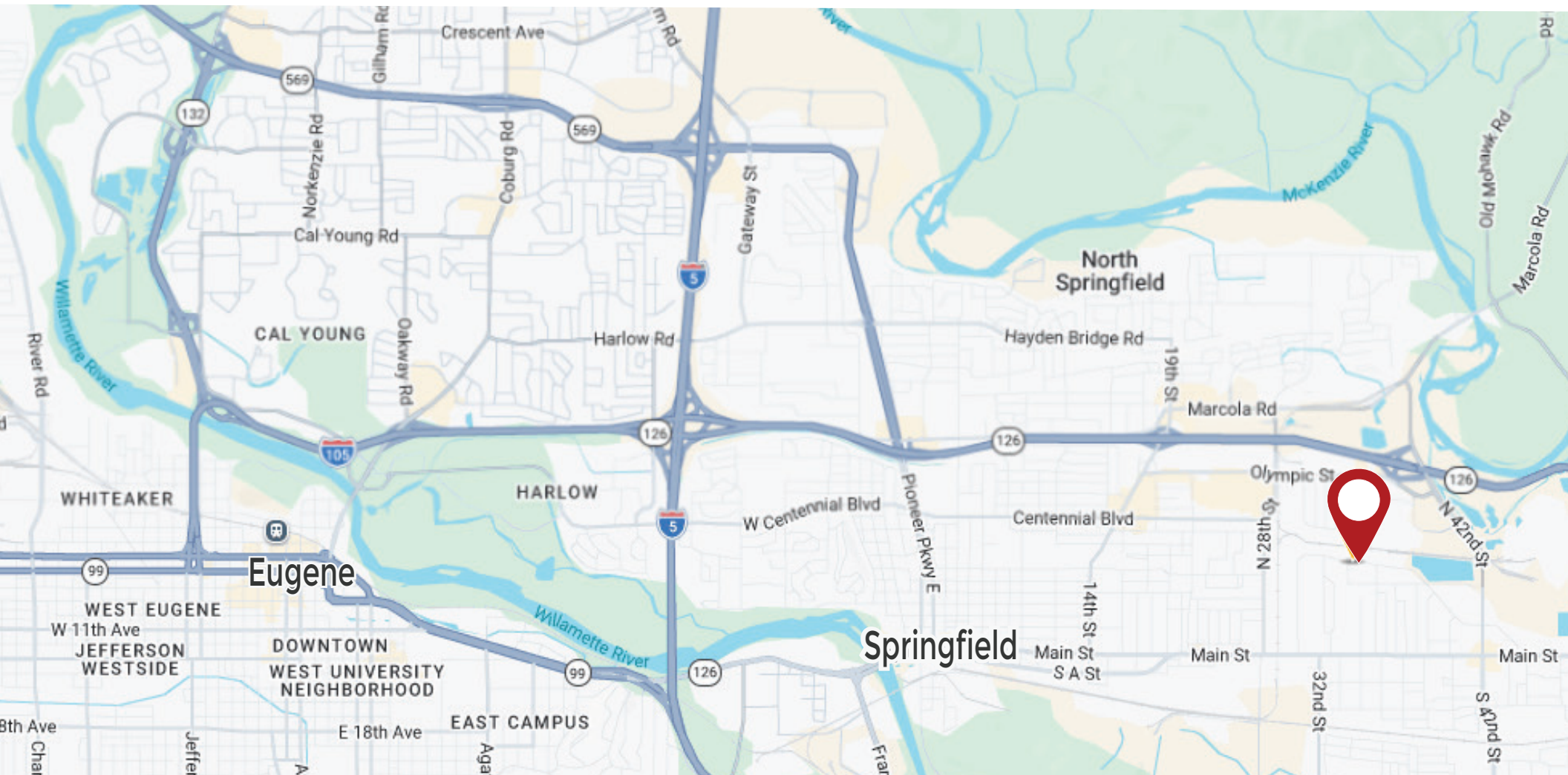
Strategically located in Springfield's established industrial corridor with strong regional connectivity.

Light-Medium Industrial Zoning

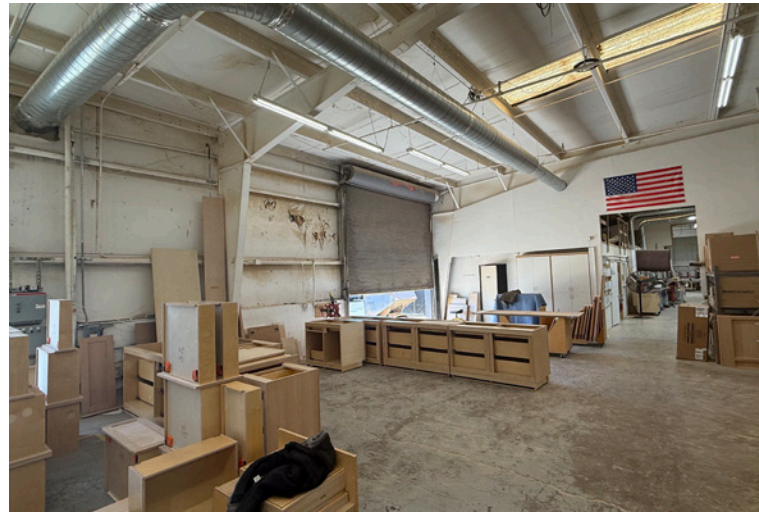
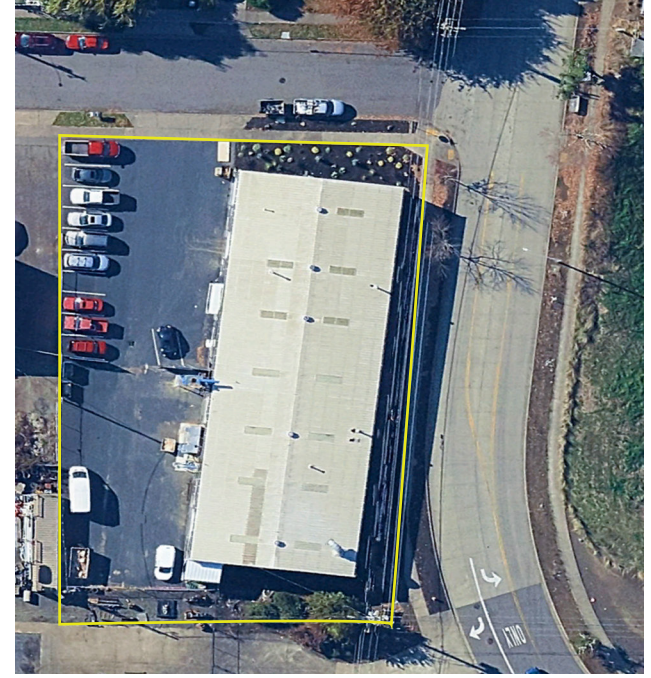
20,909 SF Site | Fenced Yard

Close Access to Hwy 126 with Easy I-5 Connectivity

Established Springfield Industrial Corridor



Property Aerial / Photos



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Strategically positioned among major industrial users, distribution centers, and regional retail anchors



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