



FOR LEASE



WOODBURN INDUSTRIAL PARK

Warehouse Space Available

± 8,000 SF - ± 10,000 SF | \$1.15 / SF / Month, Gross

1580 Industrial Ave, Woodburn, OR 97071

- Quick access to Interstate 5
- Convenient connections to both northbound and southbound I-5 routes
- Approximately 30 minutes to Portland
- Approximately 20 minutes to Salem
- Food trucks available directly adjacent to the building

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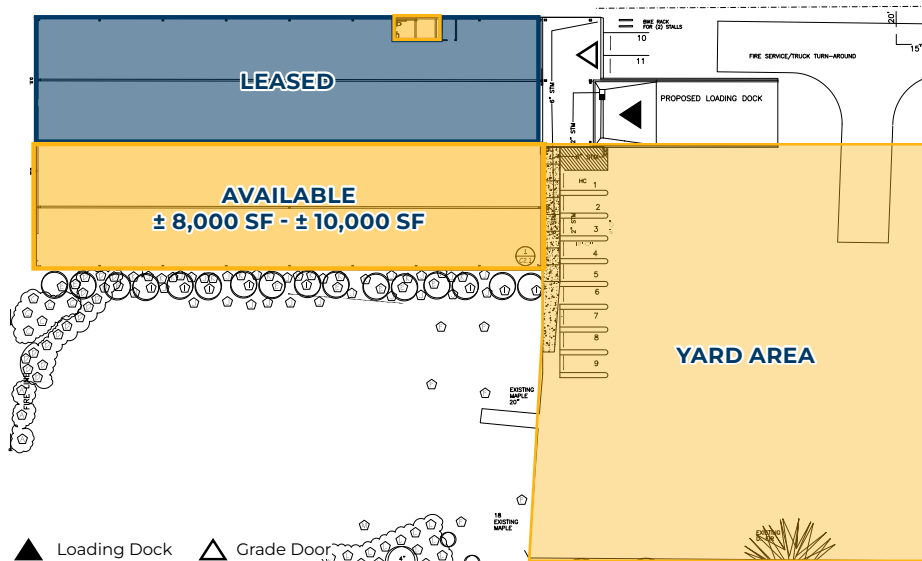
kenny@capacitycommercial.com



PROPERTY SUMMARY



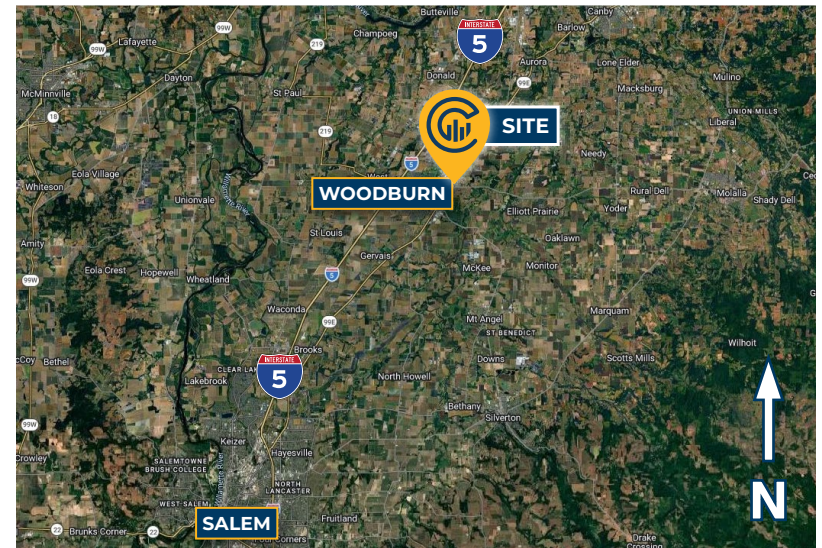
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PROPERTY DETAILS

Address	1580 Industrial Ave, Woodburn, OR 97071
Available Space	± 8,000 SF - ± 10,000 SF
Yard Space	± 20,000 SF
Lease Rate	\$1.15 / SF / Month, Gross*
Year Built	2014
Clear Height	14' - 22'
Power	600 Amp Service
Loading	1 Dock Door (2 Positions)
Additional Access	1 Grade-Level Roll-Up Door (Shared)
Amenities	1 Private Office & Restroom Included
Insulation	R-44
Solar	80 kW Solar Array
Parking	5 Off-Street Parking Stalls w/ Excess Yard

*Includes prorated property taxes and insurance, tenant utilities billed separately.



Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2026 Google Imagery ©2026, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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