



FOR LEASE

3543 STEELHEAD RUN DRIVE, SUITE B

ALBANY, OR 97321

NATHAN GETTY

503.972.7292

nathan@macadamforbes.com

CLAYTON MADEY, SIOR

503.972.7277

clayton@macadamforbes.com



PROPERTY DESCRIPTION

Constructed in 2015 and maintained in excellent condition, this clear-span industrial building offers an efficient open layout with a balanced office-to-warehouse ratio. Well-suited for a variety of users, the property can accommodate manufacturing, warehousing, distribution, and other industrial operations.

PROPERTY HIGHLIGHTS

- 22' Clear Height
- Suite B Available Nov 30 2026
- Built 2015
- Clear Span
- Multiple Grade Doors
- Bonus mezzanine area
- *Inquire Broker about earlier availability

OFFERING SUMMARY

Lease Rate:	\$0.82 SF/month (NNN)
Asking Monthly Lease Rate:	\$8,856 per month (NNN)
Available SF:	10,800 SF



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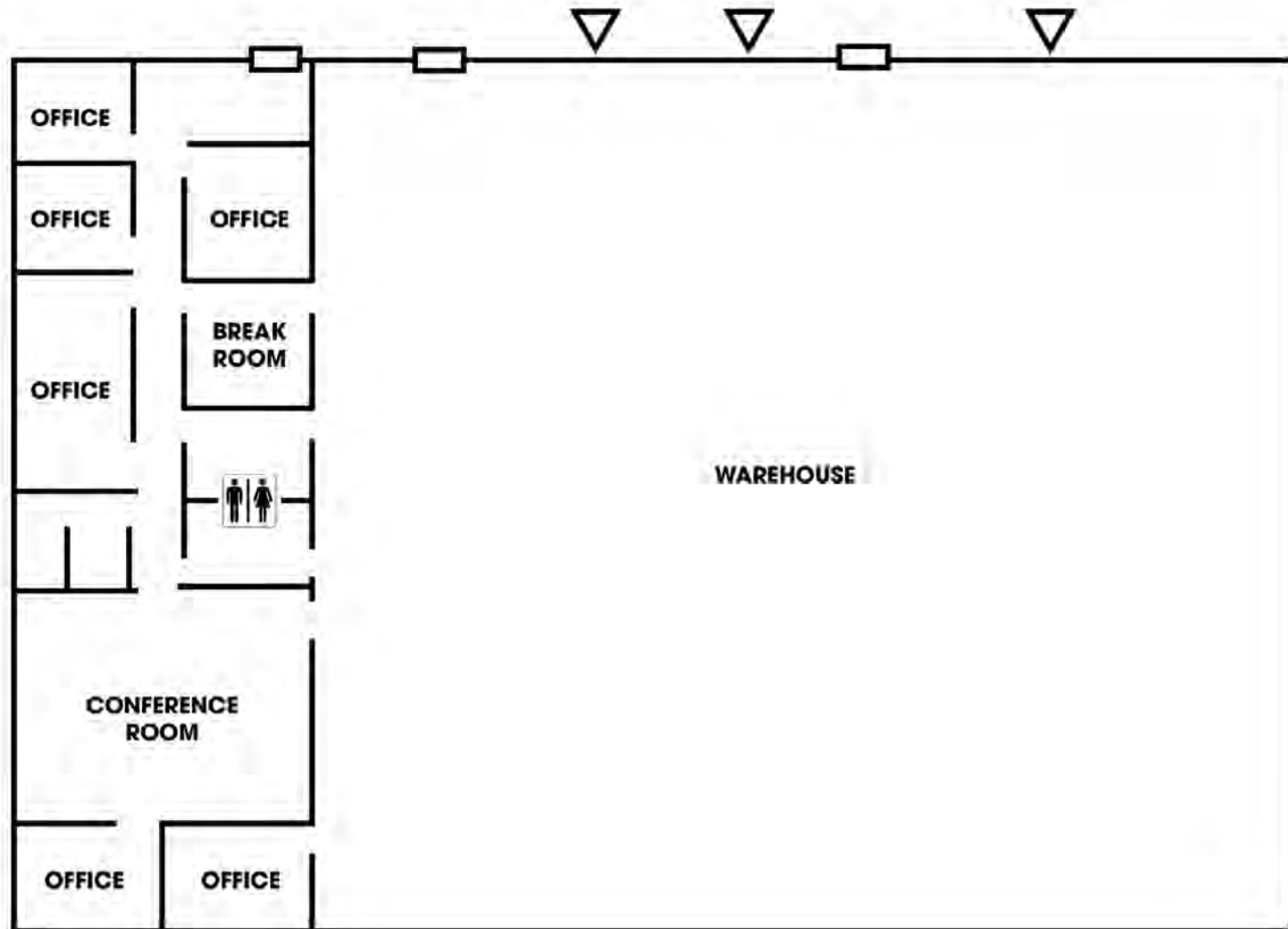


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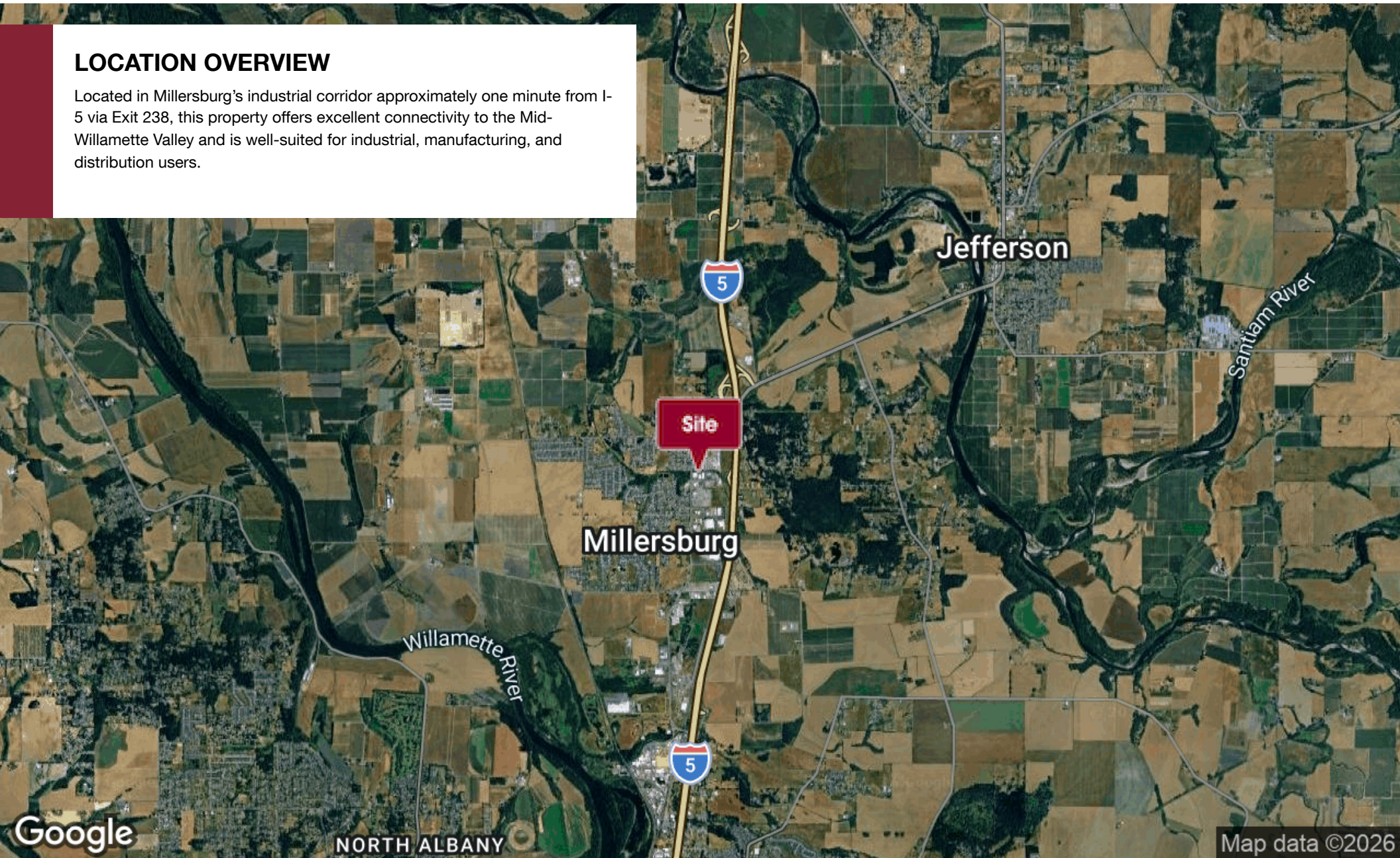
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LOCATION OVERVIEW

Located in Millersburg's industrial corridor approximately one minute from I-5 via Exit 238, this property offers excellent connectivity to the Mid-Willamette Valley and is well-suited for industrial, manufacturing, and distribution users.



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