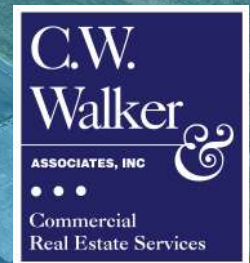


Tangent Business Park

Eagle Road, Tangent, OR 97389



Representative Image



CONTACTS

JERRY MATSON, SIOR, MBA
Vice Chairman
Direct: 503-499-0077
jerry.matson@colliers.com

MATT HOGAN, SIOR
Principal Broker
Direct: 541-228-1801
matt@cwwalker.net

FOR LEASE



Additional features

- Quality industrial campus located in growing market
- Multiple spaces available to suit a variety of needs
- General Industrial zoning
- Rapidly expanding industrial neighborhood
- Excellent access to Interstate 5, the West Coast's most critical transportation and logistics artery
- Good parking with possibility of yard

Availabilities

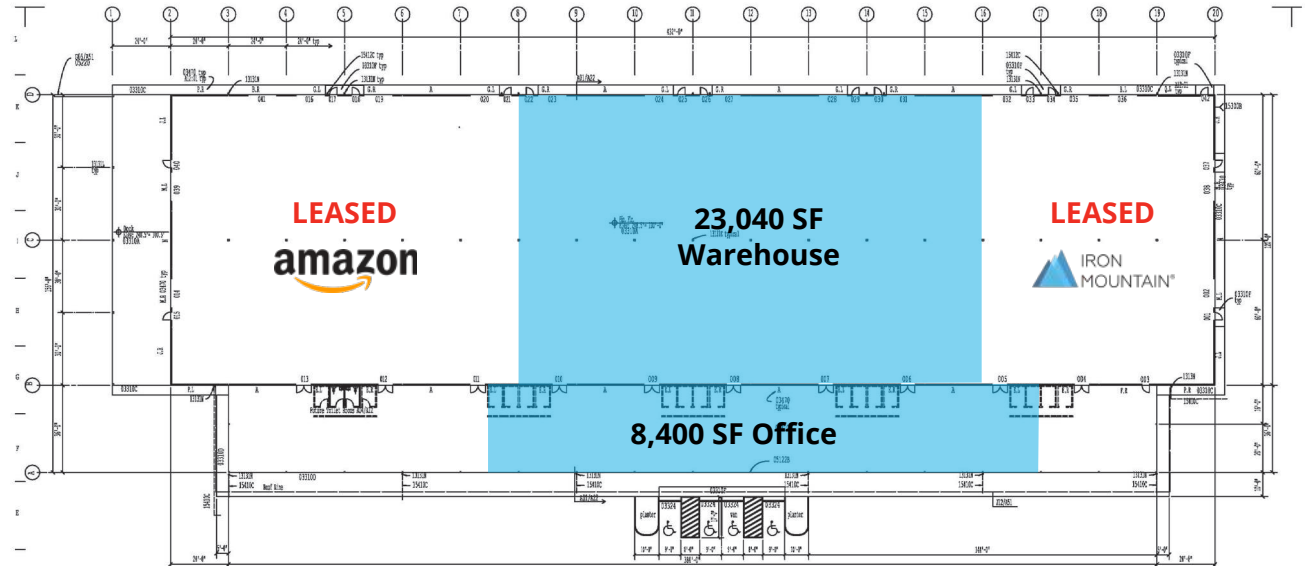
- Building 40/50: 31,440 of total available space inclusive of office areas.
 - › Warehouse space is demised with adjacent office area
 - › Clear height 22'
 - › 5 grade doors
- Building 12: 3,300 of total available space with a small office area
 - › Clear height 20'
 - › 10 dock doors
- Building 52: 16,500 of total available space inclusive of approx. 2,568 SF of office area
 - › Clear height 24.6'
 - › 2 dock & 2 grade doors





Building Plan

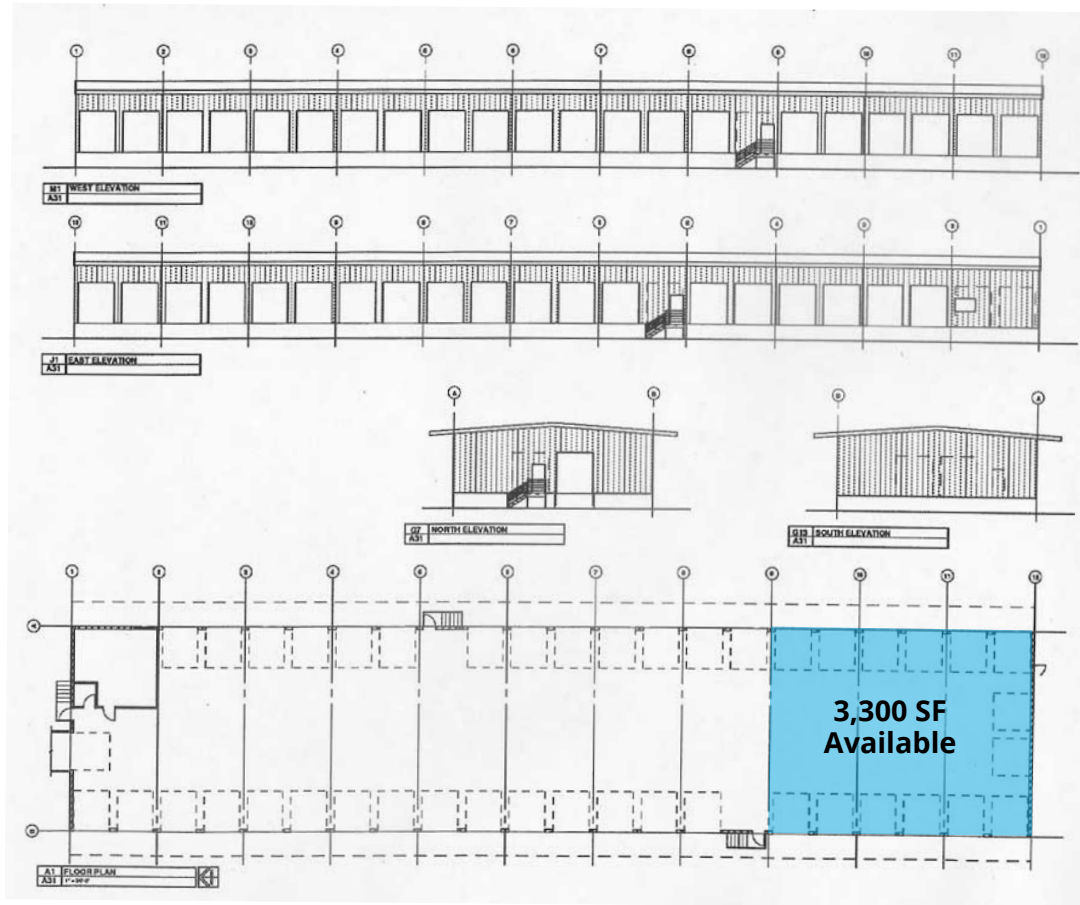
Floor Plan, Bldg 40/50





Building Plan

Floor Plan, Bldg 12

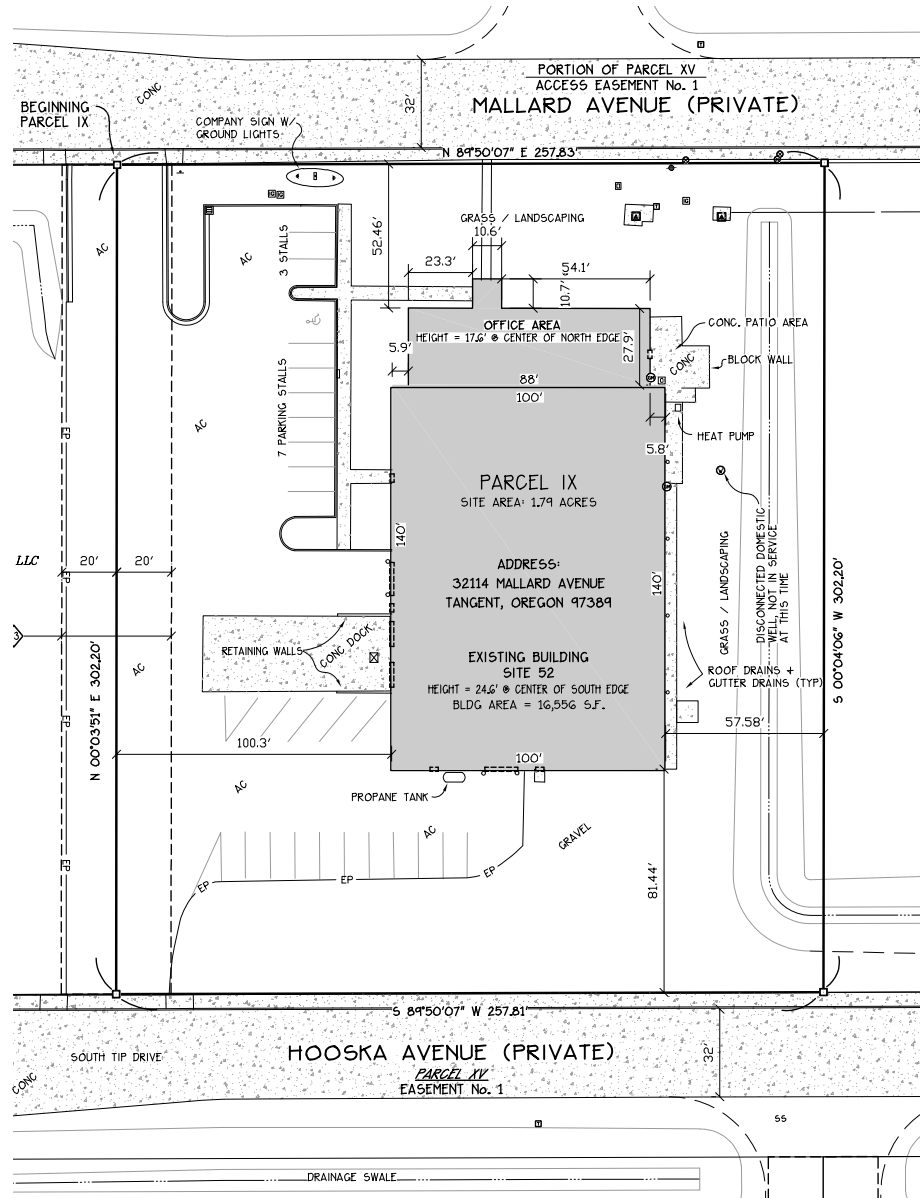




Building Plan

Floor Plan, Bldg 52

Stand-alone Building



Linn County/Tangent Submarket

Tangent, Oregon, is increasingly recognized as a haven for individuals and businesses seeking relief from the congestion and high costs of larger metropolitan areas. With a population growth of over 12% last year, it's one of the fastest growing communities in the region. Ideally situated at the heart of the Mid-Willamette Valley, Tangent offers direct access to Oregon Highway 34, Oregon Highway 99 East, and Interstate 5, placing it along major West Coast distribution routes. The city is less than an hour from Eugene and just over an hour from Portland, making it a prime logistical hub. More than a million workers live within a 45-minute drive, providing businesses with access to a large, skilled labor pool. Combined with significantly lower taxes and a more affordable cost of living than nearby metro areas, Tangent is increasingly recognized as one of Oregon's most business-friendly environments.





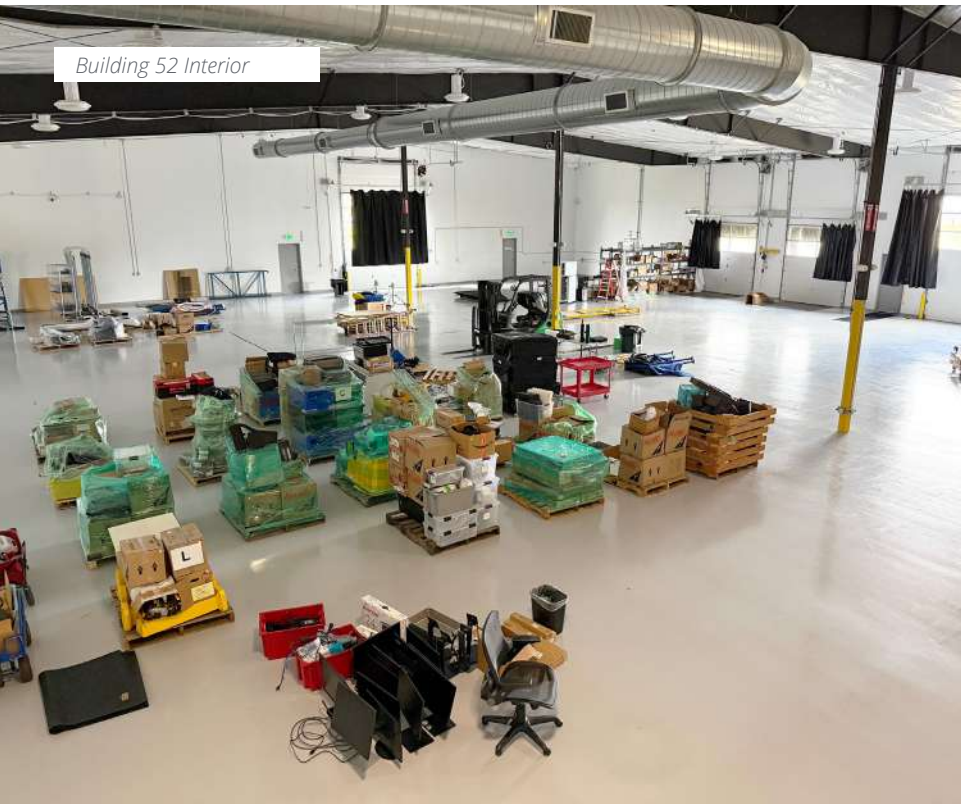
Building 40/50 Interior



Building 40/50 Office Area



Building 52 Interior



Building 52 Upstairs Office



Building 12 Interior



Corporate
Neighbors





87 MILES
PDX INT'L AIRPORT



77 MILES
DOWNTOWN PORTLAND



Portland MSA

Distances

88 MILES
PORT OF VANCOUVER



220 MILES
TACOMA



2.4 MILES
INTERSTATE 5



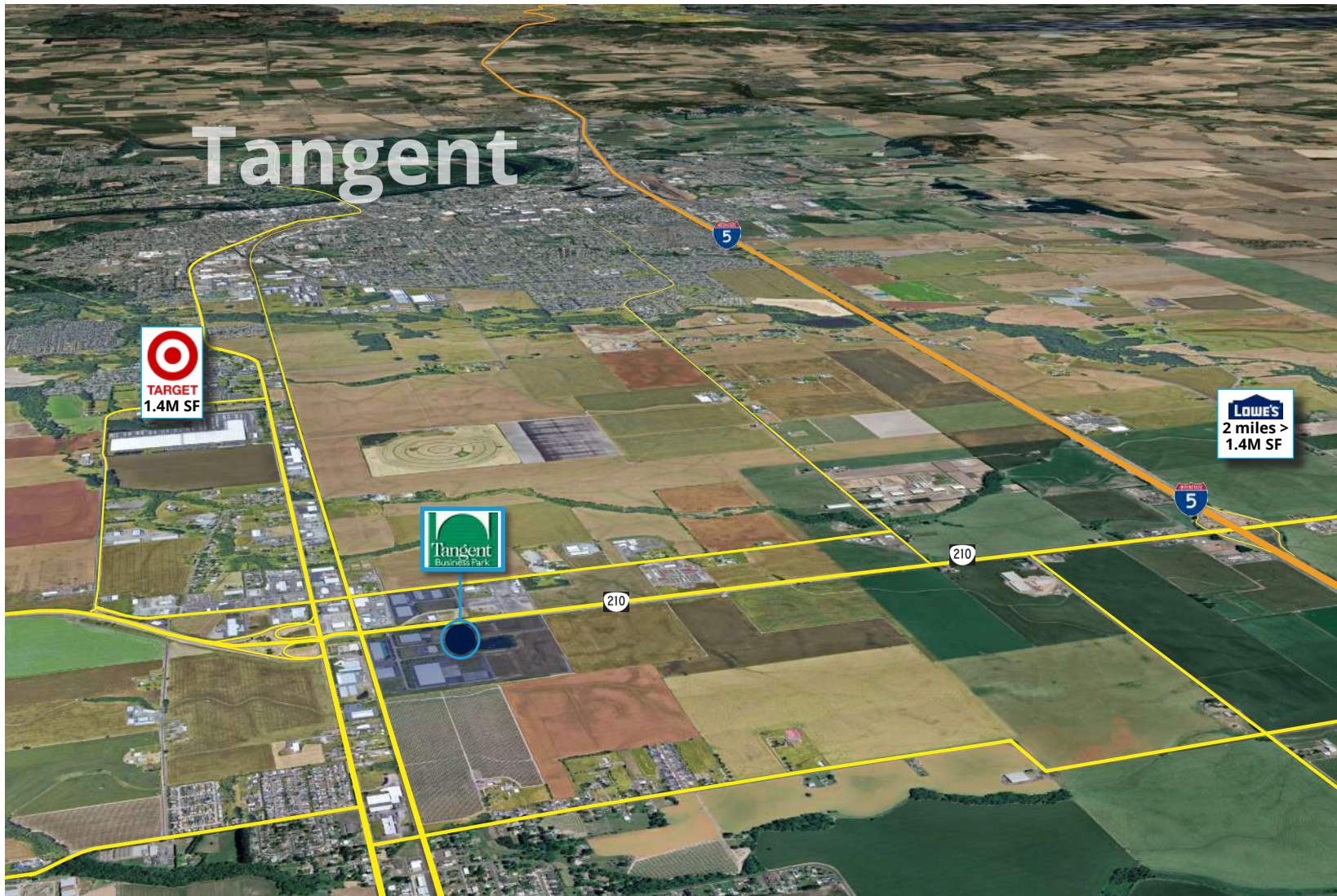
65 MILES
INTERSTATE 205



40 MILES
EUGENE, OR



33 MILES
SALEM, OR



Tangent





Colliers

C.W.
Walker
ASSOCIATES, INC
Commercial
Real Estate Services

Jerry Matson, SIOR, MBA

Vice Chairman
+1 503 499 0077
jerry.matson@colliers.com

Matt Hogan SIOR

Principal Broker
+1 541 228 1801
matt@cwwalker.net

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.