



FOR LEASE

1128 SOUTH COMMERCIAL WAY SOUTHEAST

ALBANY, OR 97322

CLAYTON MADEY, SIOR

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NATHAN GETTY

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PROPERTY DESCRIPTION

Flexible industrial space featuring an open warehouse layout, 14-22' clear height, approximately 406 SF of office space, and dock and grade loading capabilities. The functional floor plan accommodates warehousing, light manufacturing, distribution, and service-based uses, offering efficient circulation for both personnel and freight.

PROPERTY HIGHLIGHTS

- Two private offices
- Conference room
- Dock & grade loading
- 2 gas heaters
- Motion activated lighting

OFFERING SUMMARY

Lease Rate:	\$1.00 SF/month (NNN)
Available SF:	6,288 SF
Office Size:	Approx. 406 SF
Clear Height:	14-22'

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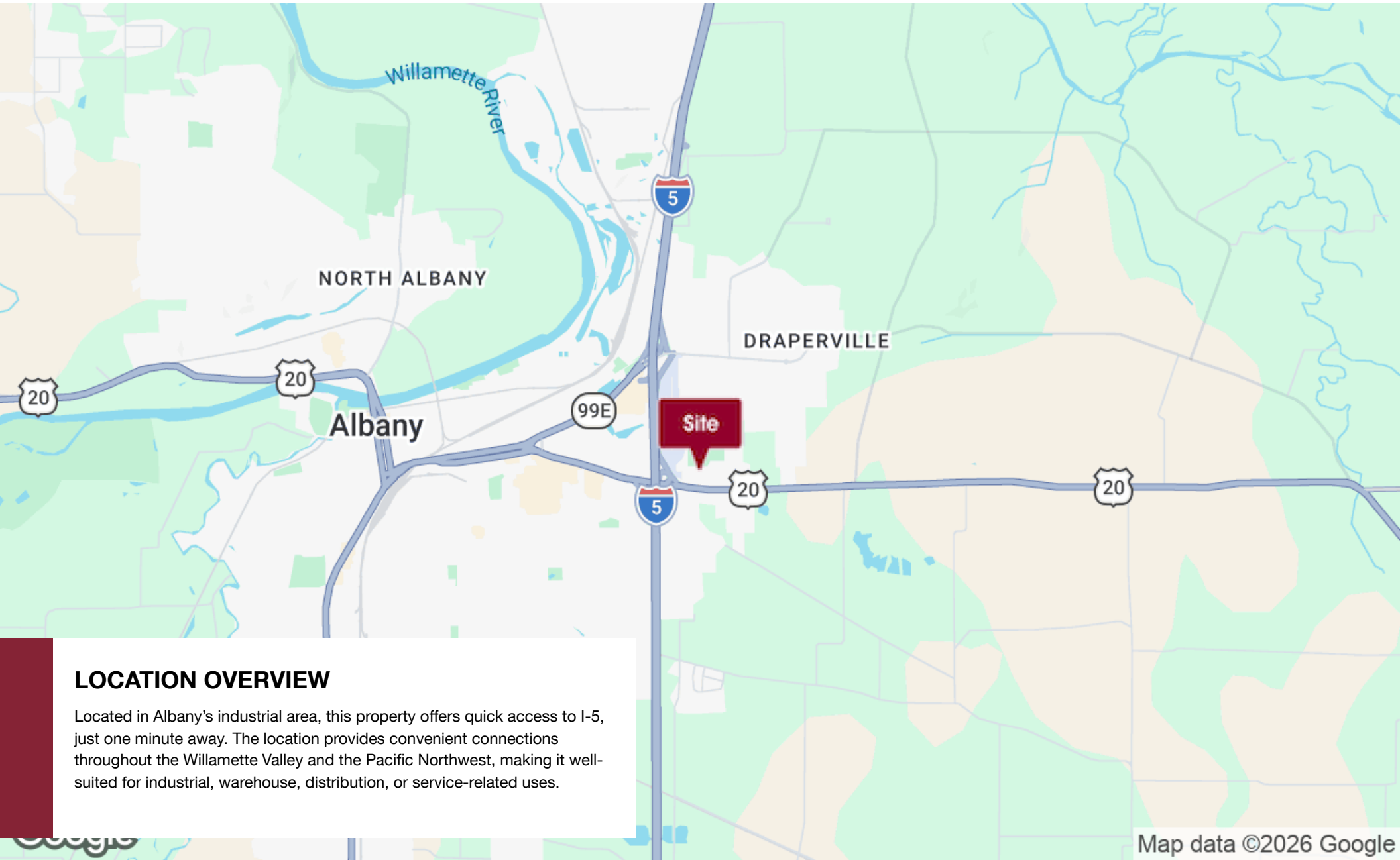


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LOCATION OVERVIEW

Located in Albany's industrial area, this property offers quick access to I-5, just one minute away. The location provides convenient connections throughout the Willamette Valley and the Pacific Northwest, making it well-suited for industrial, warehouse, distribution, or service-related uses.

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