



## FOR LEASE

INDUSTRIAL/WAREHOUSE SPACE

**3735 WASHBURN WAY**  
KLAMATH FALLS, OREGON

CONCEPTUAL RENDERING

**BUILDING SIZE**

**18,205 SF**

**LOT SIZE**

**2.13 ACRES**

**CLEAR HEIGHT**

**24 FEET**

**YEAR BUILT**

**1973**

A rare opportunity to lease a fully functional industrial facility in the heart of Southern Oregon. This Butler-built facility offers the space, power, and infrastructure your business needs. Ideal for distribution, light manufacturing, contracting operations, food/cold storage, and regional headquarters.

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**“Buildings for Business”**

# PROPERTY DETAILS

3735 Washburn Way – Klamath Falls, Oregon

## WAREHOUSE & LOADING

TOTAL BUILDING SIZE

**18,205 SF**

GRADE-LEVEL ROLL-UP DOORS

**4**

CLEAR HEIGHT

**24 FEET**

LOT SIZE

**2.13 ACRES**

LOADING DOCK

**1**

POWER

**3-PHASE**

## OFFICE & SUPPORT SPACE

OFFICE SPACE

**~3,000 SF**

LEASE RATE

**\$0.65/SF/MO.**

PRIVATE OFFICES

**2**

LEASE TYPE

**NNN**

RESTROOMS

**2.5 BATHS**



# LOCATION ADVANTAGES

3735 Washburn Way – Klamath Falls, Oregon

Klamath Falls is the primary economic center of south-central Oregon — a strategic crossroads connecting your business to customers and suppliers across the Pacific Northwest and Northern California.

## Highway Access

Direct access to US-97 with connectivity to I-5, supporting efficient regional distribution and supply chain logistics.

## Airport Proximity

Minutes from Crater Lake-Klamath Regional Airport, enabling fast freight movement and executive travel.

## Regional Reach

Portland is 279 miles, Sacramento 299 miles, and San Francisco 354 miles — all reachable in a single driver day.

## WORKFORCE & MARKET

### Labor Pool

60,000+ regional workers (~27,000 locally), with stable employment anchored by healthcare, education, government, and manufacturing sectors.

### Industrial Demand Drivers

Agriculture, wood products, energy infrastructure, and Kingsley Field military operations create consistent industrial demand in the region.

## WHO IS THIS SPACE RIGHT FOR?

### Distribution & Logistics

4 roll-up doors + loading dock for high-volume throughput.

### Light Manufacturing

3-phase power and 24-ft clear height for equipment and racking.

### Contractors & Trades

Large yard (2+ acres) for fleet parking and staging.

### Food & Cold Storage

Walk-in refrigeration and kitchen already in place.



# LEASE TERMS & CONTACT

3735 Washburn Way – Klamath Falls, Oregon

## LEASE SUMMARY

Address	3735 Washburn Way, Klamath Falls, OR 97603
Rentable Area	18,205 SF
Lease Rate	\$0.65 / SF / Month NNN
Lease Type	NNN — Tenant responsible for taxes, insurance, and CAM
Availability	Call for Availability
Parking / Yard	2.13 acres   ample fleet and equipment storage
Power	3-Phase Electrical
Zoning	Industrial / Light Industrial   Klamath Falls, Oregon

## AMAZING NEIGHBORS!

The property benefits from exceptional frontage and proximity to many of Klamath Falls' most recognized national and regional businesses. Within approximately 200 yards along Washburn Way are major traffic drivers and daily-use retailers including Starbucks, Walmart, Les Schwab, US Cellular, Aaron's, Spectrum, Norco, and Dutch Bros Coffee.

This concentration of established retailers, service providers, and industrial users creates strong visibility, convenient customer access, and a highly functional business environment for a wide range of commercial and industrial tenants.

## BUILT AROUND YOUR BUSINESS

Your facility should work as hard as you do. We'll make sure it does.

SEC Management Group is not a passive landlord. We are operators — and we take seriously the responsibility of delivering a property that performs for your business. If this space needs to be repositioned, reconfigured, or improved to meet your requirements, we want that conversation.

Every tenant operates differently. We recognize that — and we are prepared to work with you to align this facility with your specific operational demands. From site security and exterior presentation to access, flow, and functional layout, we treat improvement decisions as investments in a long-term partnership, not line items to avoid.

**Tell us what you need. We'll get it done.**

**CONTACT TO  
SCHEDULE A TOUR**

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