

# Corvallis Station

Corvallis, Oregon

Available at June 1, 2007

## Building One

Proposed maximum building size is 20,375 square feet on 68,311 square feet of land with 75 full size parking stalls including 4 handicap stalls. Visible from Highway 99W this building has end loaded warehouse space and front loaded office.

## Building Two – pending sale

Proposed maximum building size is 20,375 square feet on 62,311 square feet of land with 69 full size parking stalls including 2 handicap stalls. Building is end loaded warehouse and front loaded office space.

## Building Three

Proposed maximum building size is 41,875 square feet on 136,116 square feet of land with 94 full size parking stalls including 4 handicap stalls. Building has front loaded warehouse and front loaded office space. By reducing building size, the warehouse can be rear loaded.

### ***All buildings can be delivered in three ways;***

1. Purchaser acquires lot and Seller will design-build-to-suit the building for the Purchaser. All design, permit and construction costs are paid by the Purchaser and the lot and building belong to the Purchaser at completion.
2. Seller will design-build the building and lease all, or a portion of the building to the Tenant at current market rates.
3. Seller will design-build the building and sell, as a condominium, a portion of the building to the Purchaser.

Note: Additional parking may be added by reducing building size within the limits of the approved parking plan of Corvallis Business Park and Corvallis Station.

*This information is deemed to be from reliable sources but not guaranteed by the preparer as complete, accurate or necessarily all issues related to the Project.*