



For Sales and Leasing Info:

Corvallis Station, LLC
901 NE Glisan Street #100
Portland, Oregon 97232
503-297-8791 office
503-297-8991 fax
info@corvallisstation.com

CORVALLIS STATION Corvallis, Oregon

Lots 2, 3, and 4 NE Four Acers Place

General	Site plan consists of (2) 20,000 SF buildings and (1) 40,000 SF building. The site is located next to the New Corvallis Home Depot. Options Include: <ul style="list-style-type: none"> o Build to Suit o Lease or Lease/Option o Pads o Flex Office/Warehouse Condominiums
Sales Price	\$ TBD
Lease Price	\$0.75 (<i>warehouse</i>) to \$1.50 (<i>office</i>) per SF per month (NNN)
Pad Price	\$7.00 to \$9.00 per SF (includes 1/2 street/curb, all utilities stubbed at property, graded & filled to rough finish grade)
Building SF	Ranges from 2,500 to 40,000+
Zoning	General Industrial (GI)
Tax Lot Info	Benton County Tax #101 11526 901 <ul style="list-style-type: none"> o tax lot 600 - 1.57 acres m/l (1850 NE Four Acres Place) o tax lot 700 - 1.43 acres m/l (1860 NE Four Acres Place) o tax lot 800 - 3.00 acres m/l (1815 NE Four Acres Place)

