



Parcel A  
7,400± s.f. bldg. on 1.54± acres

Parcel B  
12,336± s.f. bldg. on 3.1± acres

**PUBLISHED RESERVE:** \$725,000\*

\$575,000\*

**LAST ASKING:** First Time Offered

First Time Offered

\* The sale of Parcels A and Parcel B is subject to combined total accepted bids on both parcels in the aggregate to equal, or exceed, \$1,300,000.

**SIZE:** 4.64± acres

**ZONING:** UD-11 -- Urban Development Industrial

**PROPERTY INSPECTION:** Inspection by Appointment Only -- Please do not disturb tenant

Date	Time
Wednesday, October 23	1 p.m. to 3 p.m.
Wednesday, November 13	1 p.m. to 3 p.m.

**FINANCING:** Subject to Seller's approval of Purchaser's credit: A 25% down payment with the balance secured by a first deed of trust, amortized over 25 years at 6% interest, calling for monthly payments of principal and interest; all due and payable at the end of 5 years.

**DESCRIPTION:** This 4.6± acre industrial property, with two metal buildings which total 19,736± square feet, is located along Highway 34 near Corvallis, home of Oregon State University, and Albany, and within five minute of I-5 Exit 228. The property has opportunity to be developed with additional buildings for use by a single user, mini-storage, or business park. It has excellent access to I-5 and Corvallis, and Highway 99 and Albany.

Building A and a 2,000± square foot bay of Building B are currently leased to Student First, Inc. for school bus and transit bus storage and light maintenance. The monthly rental is \$6,873, and the lease expires June 30, 2015.