



PUBLISHED RESERVE: \$650,000

LAST ASKING: No Prior Sale

SIZE: 7,400± Square Foot Building on 1.7± Acres

ZONING: UD-11 (Urban Development Industrial)

PROPERTY INSPECTION: By Appointment Only -- Please do not disturb tenant

FINANCING: Subject to Seller's approval of Purchaser's credit:

Term: 15 to 20 year full amortizing loan

Loan to Value: Loan to be appraised or cost value, whichever is less, not to exceed 65%

Rate: Federal Home Loan Bank fixed rate index plus 3% adjustable every 5 years with a floor rate of 5.5%

Fees: 1% plus usual customary third party costs

DESCRIPTION: This 1.7± acre industrial property, with 7,400± square foot metal building, is located along Highway 34 near Corvallis, home of Oregon State University, and Albany, and within five minutes of I-5 Exit 228. The property has the opportunity to be developed with additional buildings on the excess land, which has excellent exposure along Highway 34. The site has easy access to I-5 and Corvallis, and Highway 99 and Albany.