



The 7,400± square foot building is currently leased to Student First, Inc. for school bus and transit bus storage, and light maintenance. The monthly rental is \$5,873, and the lease expires June 30, 2015. Please see Supplemental Information Package for details regarding lease.

The building is metal with steel beam construction, on concrete slabs. The parking area along Excove Road is paved, and the balance of the site is gravel. The building has natural gas service for heat and there is a well on-site and septic system.

The building was built in 1977 and includes a 4,000± square foot display room and office area, with main entry, and exposure along Highway 34. There is a large display area and a reception area. There are three offices, a work area, kitchen, and two rest rooms. A small second floor of 400± square feet is above the entry, and could be used for storage.

The remaining 3,000± square feet on the main level is a large shop area which has roll-up doors on the east side, a rest room and a storage room.

LOCATION: 34015 Excove Road, Albany, Oregon. Township 11 South, Range 4 West, Section 33, and portion of Tax Lot 2800

SEALED BIDS DUE NO LATER THAN 5:00 P.M., MAY 20, 2015



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.