

**Month 3 Base Rent Free!**



**For Lease**

**33919 Highway 99E - *For Lease!***

33919-33923 Highway 99E Tangent, OR 97389

**Manufacturing or Warehouse Space Available Now in Tangent, Oregon**

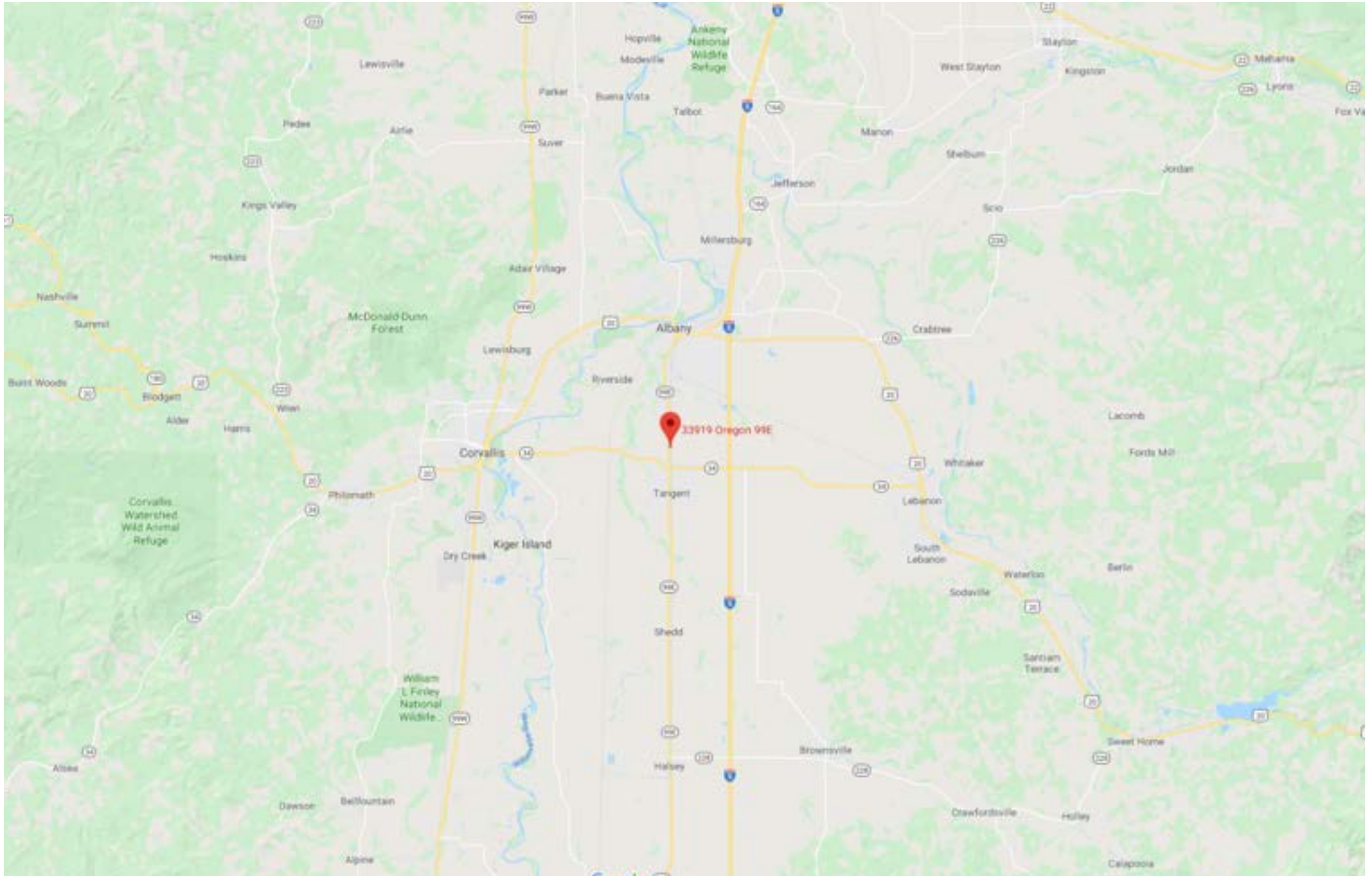
# 33919 Highway 99E

33919 Highway 99E, Tangent, OR 97389

[LeasingTeam@GridPropertyManagement.com](mailto:LeasingTeam@GridPropertyManagement.com)

503-406-2693

[SouthAlbanyIndustrialPark.com](http://SouthAlbanyIndustrialPark.com)



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## Available Suites

- Suite 33919 Available Now
- Suite 33923 LEASED

### PROPERTY FEATURES

- 2 Buildings with a combined 16,550 sqft of leasable warehouse space. Site is located on 2+ acres with secure yard space available
- Located off of I-5 and Hwy 99E
- Ideal for trucking/transportation, warehouse or light manufacturing and production space
- Metal butler-style, insulated, pitched-roof structures with high interior clearance and wide spans



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## Suite 33919

- Industrial Space with Office and Secure Yard
- Suite is 8,750 Square Feet total
- 6,350 sqft on the main floor
  - 4,350 sqft of the first floor is open high-ceiling warehouse space
  - 2,000 sqft of the main floor is office/showroom space.
  - 2,400 sqft high-clearance mezzanine
- (2) 14' high roll-up doors, and four (4) standard entry doors.
- Office areas are carpeted and painted
- Power:Pending



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## Suite 33919 - Interior Photos



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## Suite 33919 - Pricing

- **All-In Rent:** \$10.25/year/sqft or \$7,473.96 per month
- **Base Rent:** \$8.50/year/sqft or \$6,197.92/mo with 5% annual increases
- **NNN:** \$1.75/yr/sqft or \$1,276.04/mo pro-rata allocation of triple net (NNN) costs
- **Utilities:** Tenants will also pay their own electricity, gas, blackwater removal, and garbage



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## Parking Diagrams



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## Contact Us!

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Grid Property Management is a Portland-based property management firm that specializes in the management of commercial, and industrial property in the greater Portland metropolitan area.



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