



	Parcel A 7,400± s.f. bldg. on 1.7± acres	Parcel B 12,336± s.f. bldg. on 3.0± acres
PUBLISHED RESERVE:	\$650,000*	\$650,000*
LAST ASKING:	No Prior Sale	No Prior Sale

\* The sale of Parcel 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.

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 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 minutes of I-5 Exit 228. The property has opportunity to be developed with additional buildings for use by a single user, a 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.