



Please see Supplemental Information Package for details regarding lease.

The property is being offered in its entirety, or in two parcels, subject to partition approval by Linn County. Parcel A has a 7,400± square foot building on a 1.7± acre site, and Parcel B has a 12,336± square foot building on a 3± acre site.

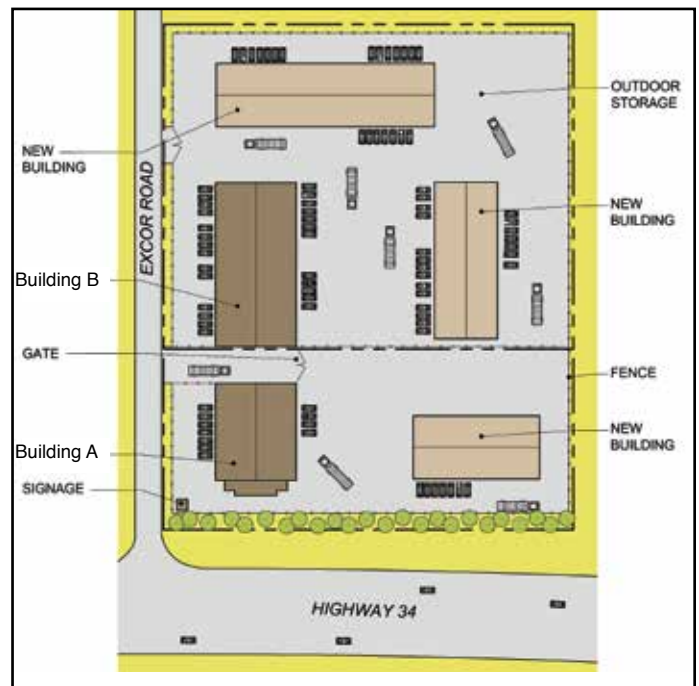
Both buildings are metal with steel beam construction, on concrete slabs. The parking area along Excore Road is paved, and the balance of the site is gravel. Both buildings have natural gas service for heat. There is a well on-site and septic system which serves both buildings.

Parcel A – 7,400± square foot building on 1.7± acre site

PUBLISHED RESERVE: \$650,000*

This 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.



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