

The entire property is currently leased, with only the shop and outdoor storage actually in-use by the tenant. Monthly rental allocated to Parcel A is \$5,800. The lease expires June 30, 2015.

Building A and Building B are connected by a metal canopy which could be removed if the two parcels are sold to different owners.

Parcel B – 12,336± square foot building on 3± acre site

PUBLISHED RESERVE: \$650,000

This 12,336± square foot building was built in 2002 and is 150' by 80'. It is divided into a 2,400± square foot office area at the southern end which contains three offices, a large work area, a restroom and a small 336± square foot work room built as a loft. The balance of the building is divided into three bays. Two are each 4,000± square feet in size, and the northern bay, currently leased to First Student, is 2,000± square feet. Monthly rental allocated to this space is \$1,000.

The two middle bays are connected by a doorway, and have a total of three roll-up doors along Excore Road frontage, and along the rear of the building to the yard area. The leased bay has one roll-up door on each end of the space.

A Phase I Environmental Site Assessment was prepared and no recognized environmental conditions were discovered. A copy is available in the Supplemental Information Package.

LOCATION: 34015 Excore Road, Albany, Oregon. Township 11 South, Range 4 West, Section 33, Tax Lot 2800

SEALED BIDS DUE NO LATER THAN 5:00 P.M., MAY 21, 2014



Showroom



Kitchen - Building A



Interior bay of Building B