

FOR LEASE



5250 Highbanks Rd - Highbanks Business Park - Springfield, Oregon

WAREHOUSE & OFFICE SPACES

- **SUITE 240:** 1,700 SF 2nd floor office space with reception, kitchen, and 4 private offices
Lease Rate: \$0.85/SF, NNN
- **SUITE 350:** 5,764 SF total with 3,264 SF warehouse with second story office - **Lease Rate:** \$0.85/SF, NNN
- **SUITE 500-540:** 16,920 SF warehouse with second story office - **Lease Rate:** \$0.75/SF, NNN
- **SUITE 700-710:** 5,414 SF of warehouse with 1,000 SF office - **Lease rate:** \$0.75/SF/Month
- Class A concrete-tilt construction and covered shared docks
- Direct access to I-105 and I-5



MILTON OILAR
miltono@campbellre.com
(541) 484-2214

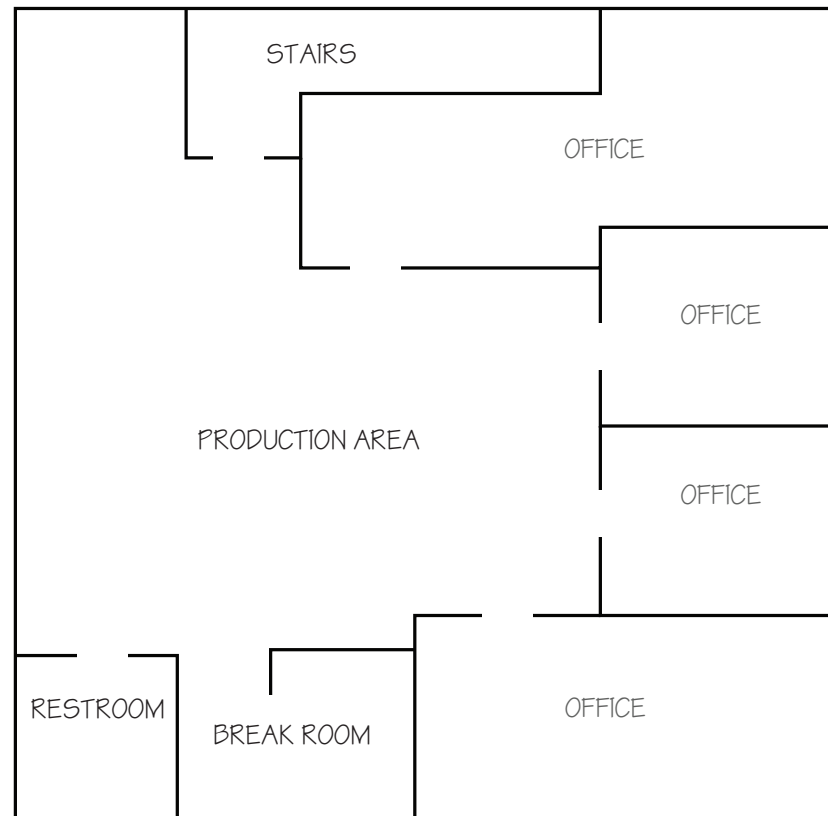
Licensed in the State of Oregon

ABBY HYLAND-SCOTT
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(541) 556-4813

Licensed in the State of Oregon

SUITE 240 HIGHLIGHTS

- 1,700 SF ideal second floor office space with reception, kitchen, and 4 private offices. Ample parking in an attractive business park environment.



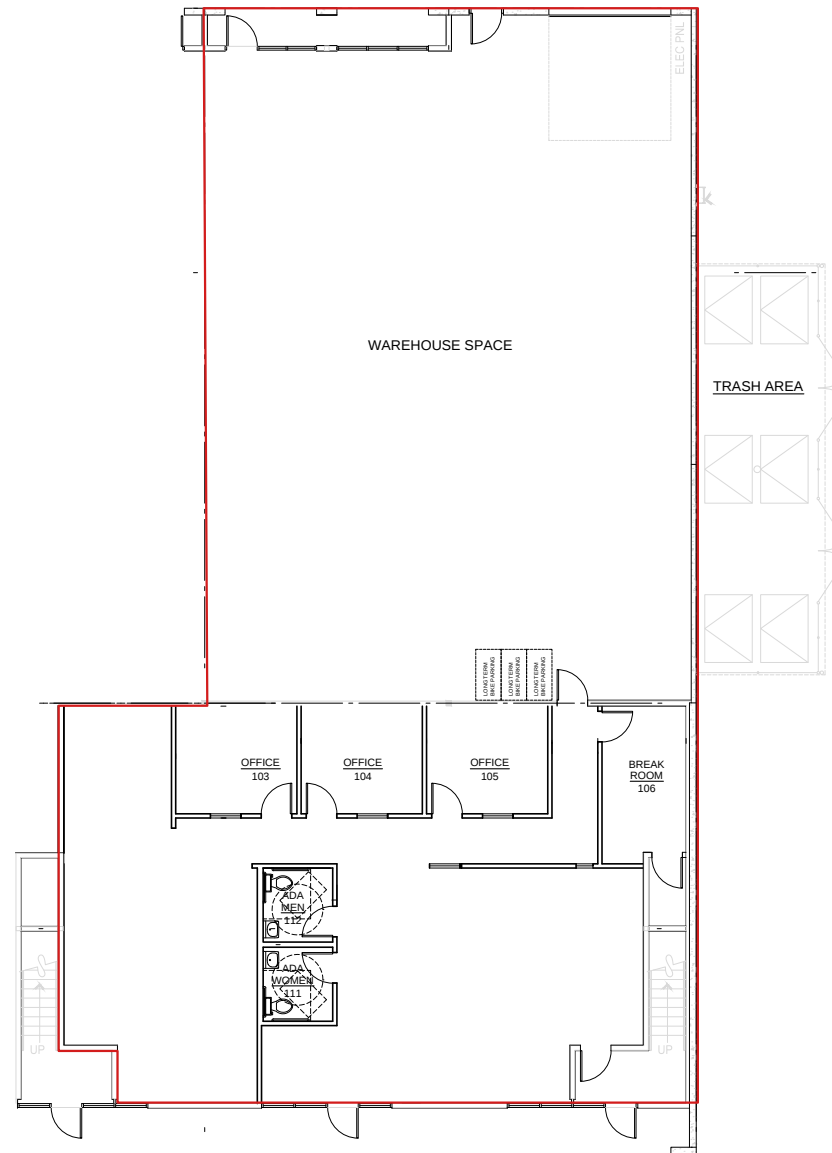
SUITE 240 PHOTOS



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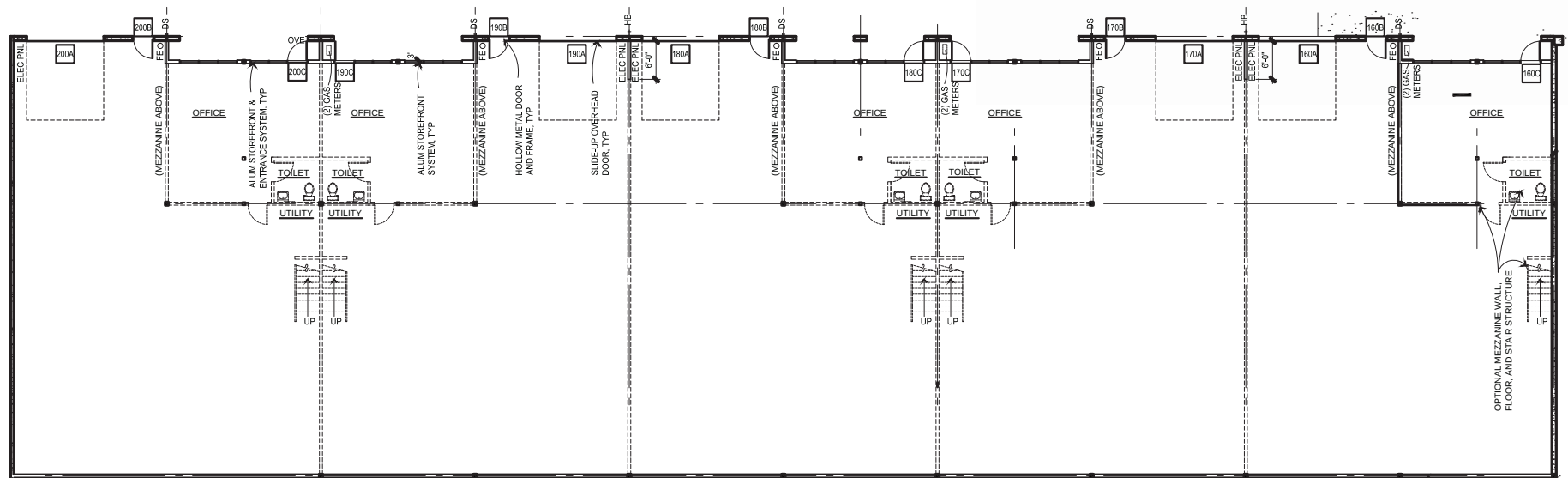
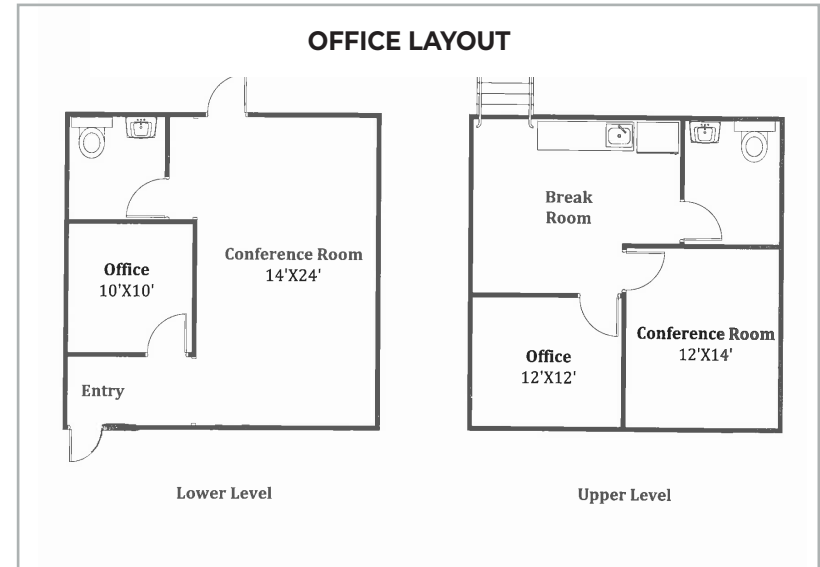
SUITE 350 HIGHLIGHTS

- Total SF: 5,764 SF
- Warehouse: 3,264 SF
- Office Space: 3 private offices, breakroom, ADA restrooms and flexible open work areas



SUITE 500-540 HIGHLIGHTS

- 16,920 SF warehouse
- Two-story office build-out: approx. 550 SF (downstairs) + 600 SF (upstairs)
- Five units with roll-up doors
- Roll-up door providing full access next to loading dock



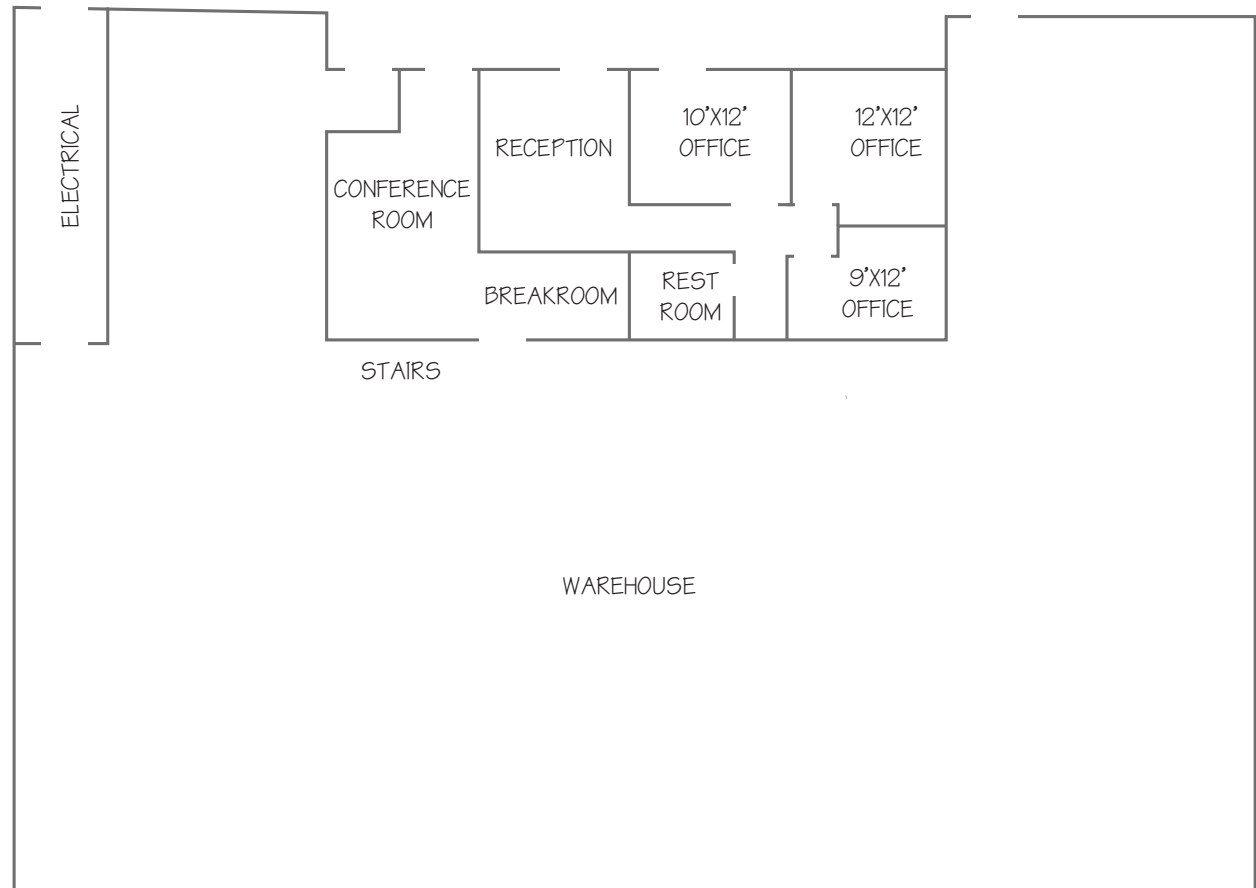
----- Potential office build-out and demising walls

SUITE 500-540 PHOTOS

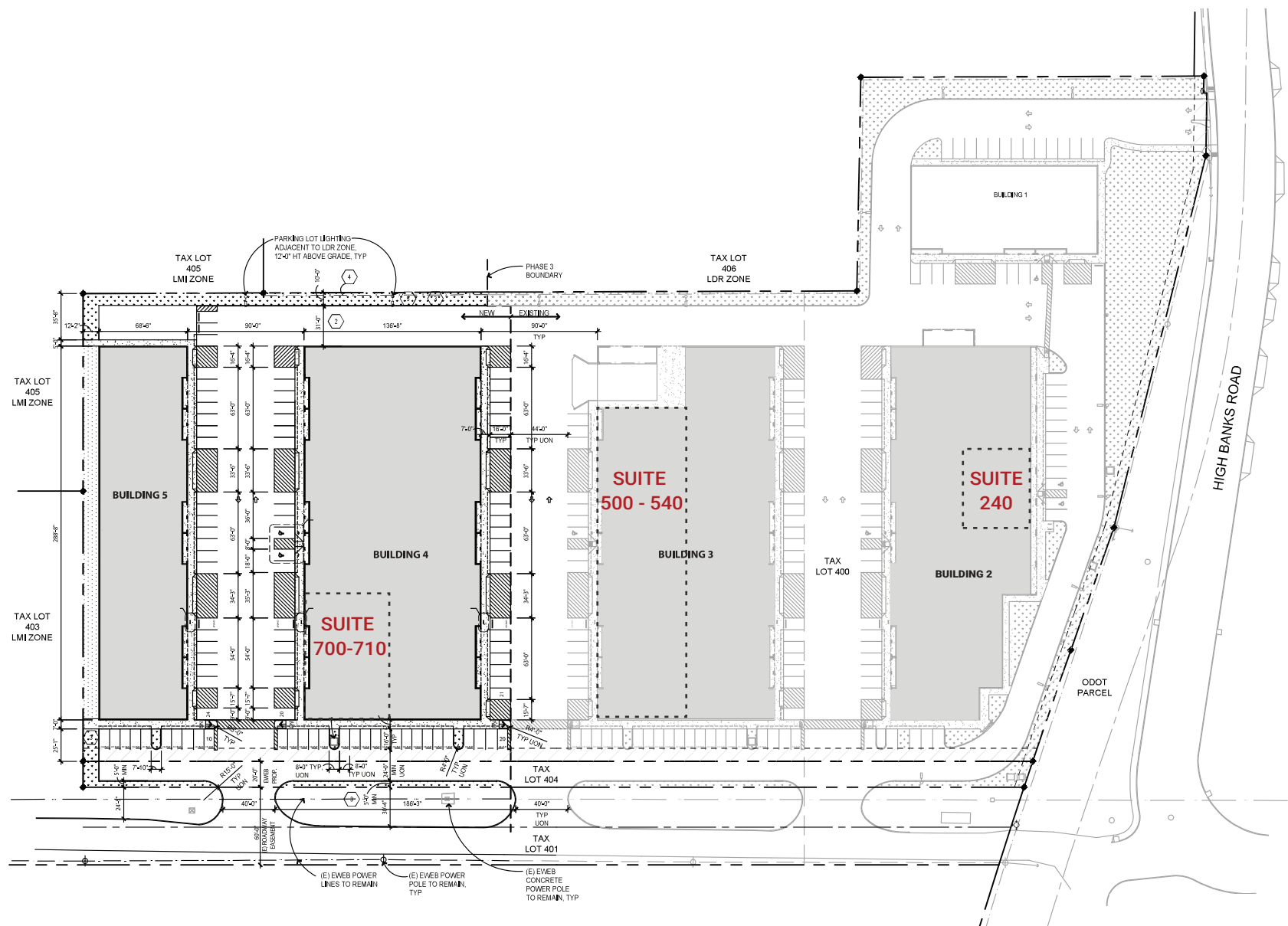


SUITE 700-710 HIGHLIGHTS

- Total SF: 6,414 SF
- Warehouse: 5,414 SF (approx.)
- Office Space: 1,000 SF (approx.)
- Mezzanine storage space included at no charge

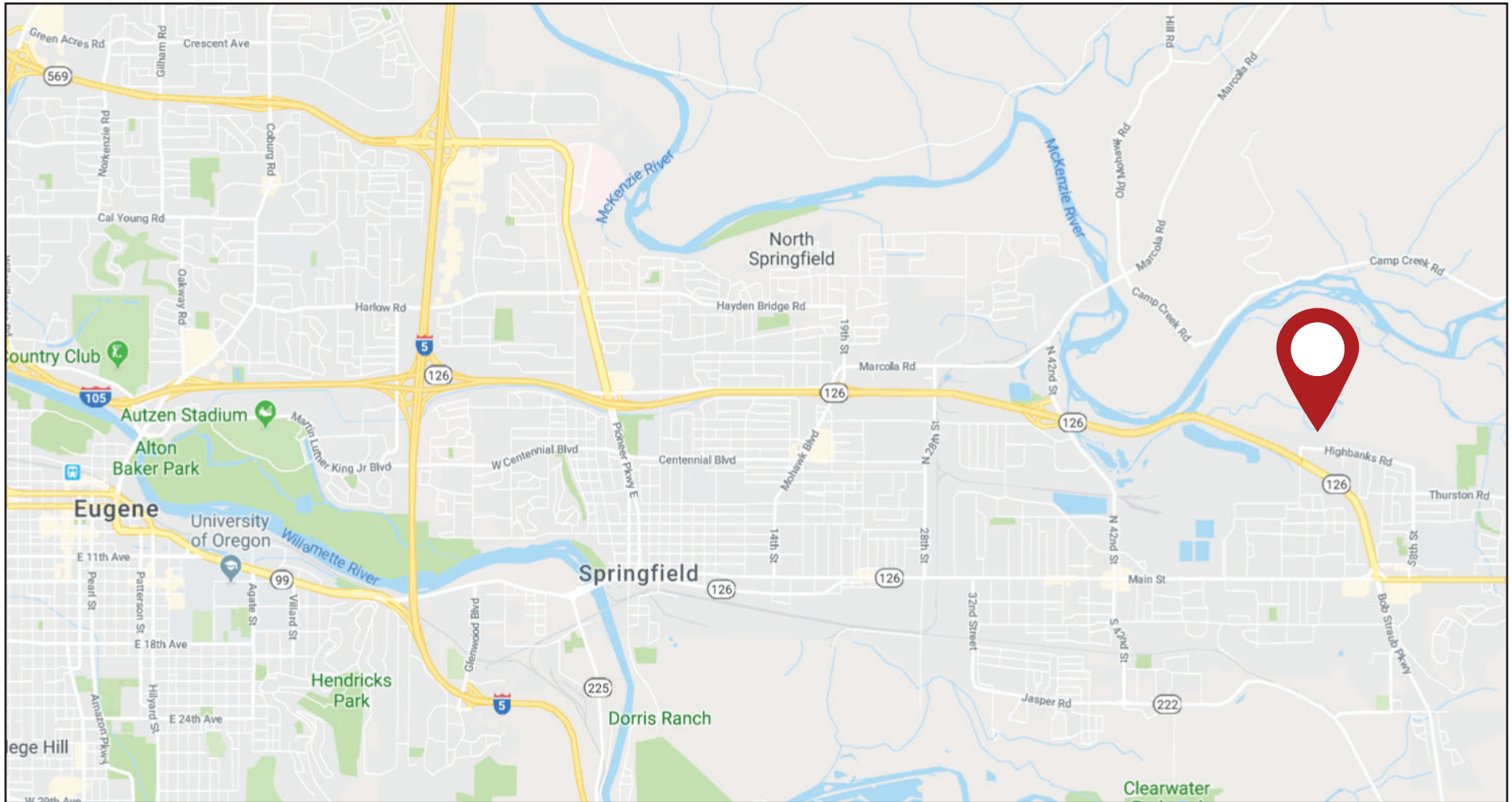


PROPERTY SITE PLAN



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PROPERTY LOCATION



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