

30685 Hwy 34 SW

Albany, Oregon



THE PROPERTY

This ±11.89-acre limited Industrial (LI) property offers access to the Highway 99 and I-5 corridors and supports a range of industrial, storage, processing, and distribution uses!

The site includes eight functional buildings comprised of warehouse, office, processing, and support improvements. Infrastructure includes a dedicated rail spur, truck scales, and 1600-amp electrical service, creating a practical and well-configured industrial campus.

KEY FACTS

Property

- 11.89 +/- Acres
- Zoned Light Industrial
- Rail Spur
 - Approx 640 +/- Feet
 - 4 Car Capacity
- Asphalt Paving and Gravel
- 31 - Painted Parking Spaces

Outbuildings

- 51,000 SF Seed Cleaning/Sorting Building
 - 260 Linear Feet of Open Storage
 - Multiple Overhead Doors
- 16,000 SF Office and Warehouse
 - Front Desk, Open Work Room

Additional Outbuildings

- 10,812 SF Mill Building
 - Truck Bay with 30 Ton Scale
 - Small Office Space
 - Grain Elevators
- 13,760 SF Open Storage Building
 - 6 Storage Bays
- 10,200 SF Flat Storage Building
 - 6 Storage Bays
- 11,360 SF Seed Storage Warehouse
 - 11 Storage Bays
- 16,400 SF North Seed Storage
- 9,600 SF South Seed Storage
 - 6 Storage Bays



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INFO PACKET

MAP



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**Oregon
Farm & Home
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KW MID-WILLAMETTE
KELLERWILLIAMS REALTY

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