

# For Lease

## Truck Shop & Office Building

### 4080 Commercial Ave.

### Springfield 97478

- 6,600 SF/ Truck Shop with  
3 Drive Through Bays, 8 Doors
- 4,668 SF/ Class A Office Space
- 8 Acres of Yard Space



**\$9,950 per month NNN**

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Office area (4,668 SqFt) is Class A space that overlooks the truck shop and also has a 720 SqFt attached garage with a 240 SqFt vault. There is over 3 acres of grounds with more than normal parking areas even for large trucks. We have architectural floor plan drawings available on request.

**\*\*Office and lobby furniture, Security System, Fuel Tank and Forklift can be purchased from the landlord.\*\***



Truck Shop includes a 6,600 SqFt 8 bay truck shop with (4) 14'x16' Electric operated roll-up doors and (4) 12' x 14' doors. There are three drive thru bays. The shop has three phase power along with a 1,225 SqFt detached auxiliary building. There are over 5 acres of cyclone fenced and graveled parking area for the trucks. There is gas to the building along with city water.



**4080 COMMERCIAL AVENUE  
(FORMERLY REEDS FUEL AND TRUCKING)  
SPRINGFIELD, OREGON**

**SPECIAL FEATURES**

**SITE SPECIFICS:**

The **8.17 acre** Light Medium Industrial (LMI) parcel is inside of the City of Springfield and is under their zoning and planning regulations according to the latest RLID detailed property report dated 1-8-2010. The map and tax lot # is 17-02-31-14-4300.

It is a fairly flat parcel of graveled and cyclone fenced area within the confines of the truck shop area. The office area has approximately 20,000 sq ft of driveway and paved parking. It also has a graveled truck driveway that use to service a log scaling structure behind the office area. It has an underground sprinkler system for the office landscaping.

This property is serviced by Commercial Avenue on the south side of the property that has a drainage ditch between the lot line and the streets.

**OFFICE IMPROVEMENTS:**

The **office is a two story** building that was built around 1972. It had a fire in October of 1995 and was reconstructed and updated at that time. The newest roof and HVAC system were installed also in 1995. The total square footage according to an architect that completed a recent drawing for the **office is 5,633 sq ft all inclusive.**

**The first floor is approximately 3,521 sq ft** of comprised of entrance lobby, reception desk and office, six offices, men's and women's restrooms, break room, concrete block vault and a single bay garage.

**The second floor level is approximately 2,112 sq ft** of four offices that look towards the truck shop to the east and two offices on the west side. Also on the west side is a conference room and work room area that is plumbed for a washer and dryer.

This structure is serviced by Northwest Natural Gas, Springfield Utility water and electrical and Comcast Internet service.

The office was recently ( October of 2009 ) painted on the exterior.

The landscaping is very mature with underground sprinklers and a low maintenance lawn on the west side of the structure.

## 4080 COMMERCIAL AVENUE

### SPECIAL FEATURES CONTINUED

#### SHOP IMPROVEMENTS:

The shop was built in two phases with the first phase completed around 1960 and the second phase completed around 1980. The total **shop is approximately 6,600 sq ft** which is basically a 60' x 110' building shell. There are three of the bays which have a "Drive Through" design capability. There are 7 roll up doors and 1 sliding door. The door on the SE corner of the shop is inactive currently. The four doors on the west side of the building are 14' wide x 16' high. Three of the doors on the south side are 12' wide x 14' high. There is also one sliding 12' x 14' door with a man door built into it. Five of these roll up doors have electric operators on them and the others are chain pulls.

The shop has a separate Northwest Natural Gas service into the building. It is plumbed for a gas heater and has the roof vent but does not have an active unit currently. It also has a water service into the building with a number of hose bibs and an active toilet and wash sink in the shop bathroom which is located in the northeast portion of the building.

It appears to have a 400 amp three phase power system in the building. This must be verified by a licensed electrical contractor. It appears to be dated to the original building construction. The shop does have newer T-8 lighting in most of the workshop area.

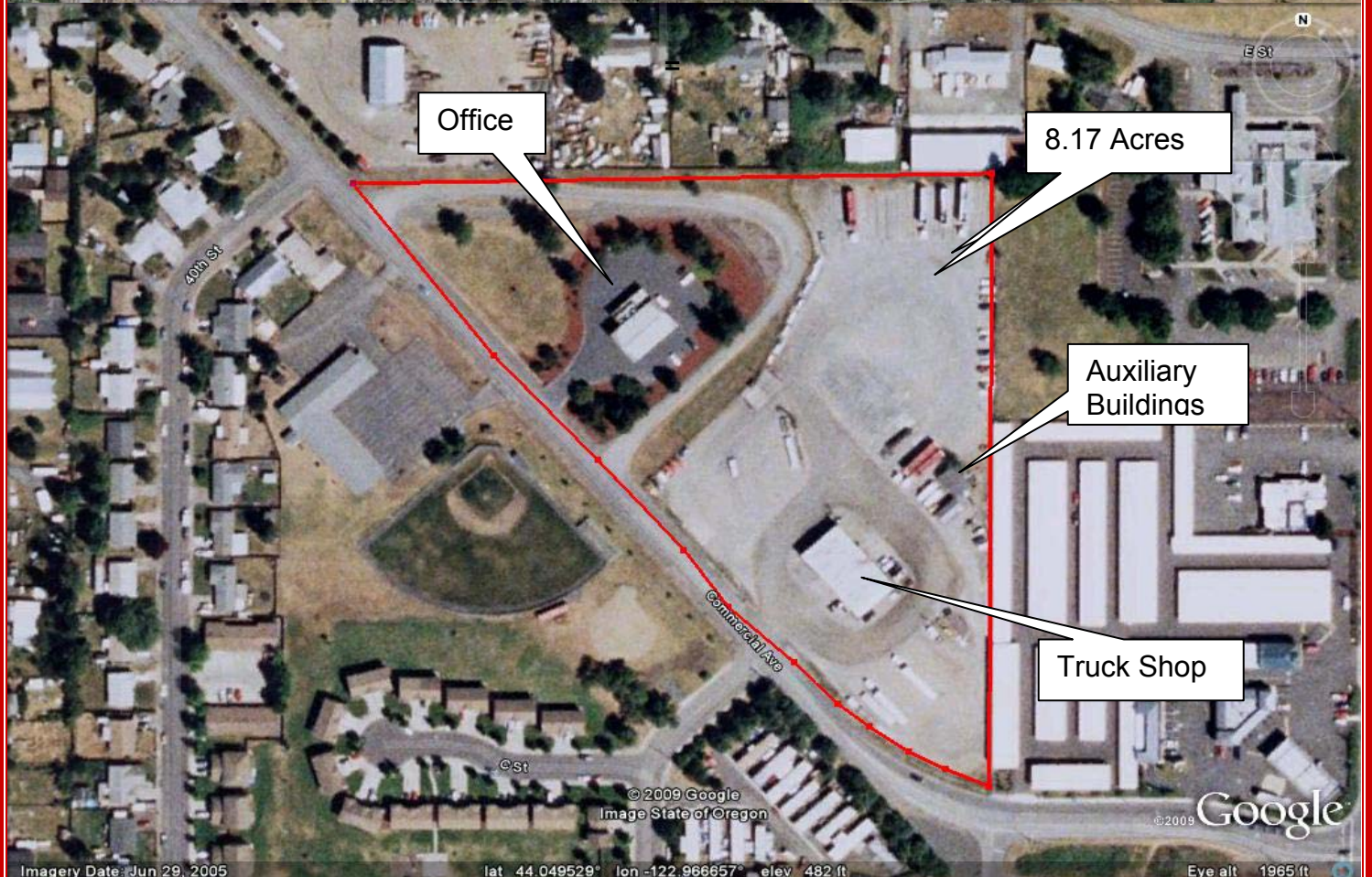
There are **two smaller auxiliary buildings** to the north of the main shop. The two buildings combine for a **total of 1,284 sq ft**. One of the structures is 864 sq ft and is basically a 24' x 36'. The other building is 420 sq ft and is basically 14' x 30'. They are both about 10' 8" high at the door openings. There are no electrical or water service to these buildings.

There is underground electrical service to the fueling station and another station that was recently removed.

The parking lot area around the shop and auxiliary buildings has had massive truck traffic on it for years and appears to be very solid ground with lots of gravel base.

The 15,000 gallon fueling station, Hyster forklift, all office furniture, lobby furniture, office security system, oil reclaim system, oil and lubrication system and lawn mower can be purchased outside of the lease or purchase agreement with the owner. The oil tanks in the shop are owned by Tye Oil Company.

We also have a recent Phase Two Environmental Assessment available to a potential tenant or purchaser with an acknowledged non disclosure statement.



**OREGON REAL ESTATE AGENCY  
DISCLOSURE PAMPHLET  
(OAR 863-015-214(4))**

This pamphlet describes agency relationships and the duties and responsibilities of real estate licensees in Oregon. This pamphlet is informational only and neither the pamphlet or its delivery to you may be construed to be evidence of intent to create and agency relationship.

**Real Estate Agency Relationships**

An “agency” relationship is a voluntarily legal relationship in which a real estate licensee (the “agent”) agrees to act on behalf of a buyer or a seller (the “client”) in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

**Seller’s Agent** – Represents the seller only;

**Buyer’s Agent** - Represents the buyer only;

**Disclosed Limited Agent** – Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of both clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

**Duties and Responsibilities of an Agent  
Who Represents only the Seller or only the Buyer**

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who agrees to represent a buyer acts only as the buyer’s agent unless the buyer agrees in writing to allow the agent to also represent the seller. An agent who represents only the seller or only the buyer owes the following affirmative duties to their client, other parties and their agents involved in a real estate transaction:

1. To exercise reasonable care and diligence;
2. To deal honestly and in good faith;
3. To present all written offers, notices and other communications in a timely manner whether or not the seller’s property is subject to a contract for sale or the buyer is already a party to a contract to purchase;
4. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;
5. To account in a timely manner for money and property received from or on behalf of the client;
6. To be loyal to their client by not taking action that is adverse or detrimental to the client’s interest in a transaction;
7. To disclose in a timely manner to the client any conflict of interest, existing or contemplated;
8. To advise the client to seek expert advice on matters related to the transactions that are beyond the agent’s expertise;
9. To maintain confidential information from or about the client except under subpoena or court order, even after termination of the agency relationship; and
10. When representing a seller, to make continuous, good faith effort to find a buyer for the property, except that a seller’s agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale. When representing a buyer, to make a continuous, good faith effort to find property for the buyer, except that a buyer’s agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase or to show properties for which there is no written agreement to pay compensation to the buyer’s agent.

None of these affirmative duties of an agent may be waived, except #10, which can be only be waived by written agreement between client and agent.

Under Oregon law, a seller’s agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller. Similarly, a buyer’s agent may show properties in which the buyer is interested to other prospective buyers without breaching any affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent’s expertise.

## **Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction**

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property only under a written "Disclosed Limited Agency" agreement, signed by the seller, buyer(s) and their agent. When different agents associated with the same real estate firm establish agency relationships with different parties to the same transaction, only the principal broker (the broker who supervises the other agents) will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agent already has an established agency relationship unless all parties agree otherwise in writing. The supervising principal broker and the agents representing either the seller or the buyer have the following duties to their clients:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction;  
and
3. To obey the lawful instruction of both parties.

An agent acting under a Disclosed Limited Agency agreement has the same duties to the client as when representing only a seller or only a buyer, except that the agency may not, without written permission, disclose any of the following:

1. That the seller will accept a lower price or less favorable terms than the listing price or terms;
2. That the buyer will pay a greater price or more favorable terms, than the offering price or terms; or
3. In transactions involving one-to-four residential units only, information regarding the real property transaction including, but not limited to, price, terms, financial qualifications or motivation to buy or sell. No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation. Unless agreed to in writing, an agent acting under a Disclosed Limited Agency agreement has no duty to investigate matters that are outside the scope of the agent's expertise.

You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with him/her about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without their knowledge and consent, and an agent cannot make you their client without your knowledge and consent.

Stat. Auth: ORS 696.385, 696.820 and 183.335

Stat Implemented: ORS 696.805, 696.810, 696.815