



FOR LEASE



RIVERLAND INDUSTRIAL PARK

Industrial Warehouse Space

10,000 SF | \$0.90 SF/month (NNN)

31970 Cinema Way, Tangent, OR 97389

- Spacious floor plan
- 16 ft clear height ceilings
- Ample parking for employees and clients
- Easy access to major transportation routes

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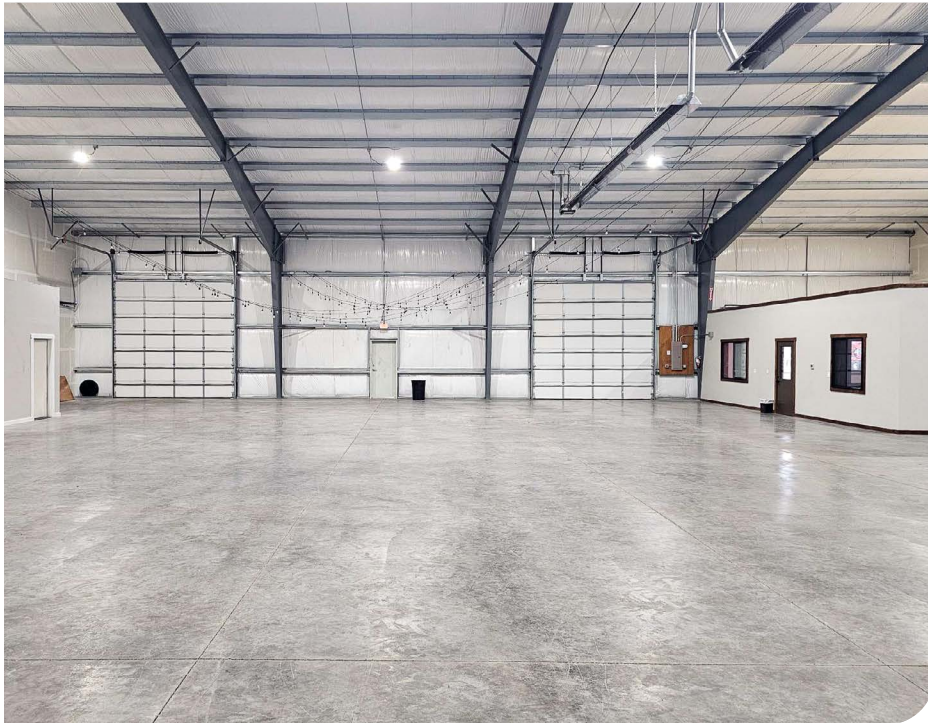
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PROPERTY SUMMARY



**FOR
LEASE**



PROPERTY DETAILS	
Address	31970 Cinema Way, Tangent, OR 97389
Available Space	10,000 SF
Lease Rate	\$0.90 SF/month (NNN)
Year Built	2022
Property Type	Industrial
Building Size	25,000 SF

Property Description

Conveniently located just minutes from I-5, this prime commercial property offers newly built industrial warehouse with grade doors, open warehouse for a flexibility of industrial uses, adequate power, great parking and great visibility.

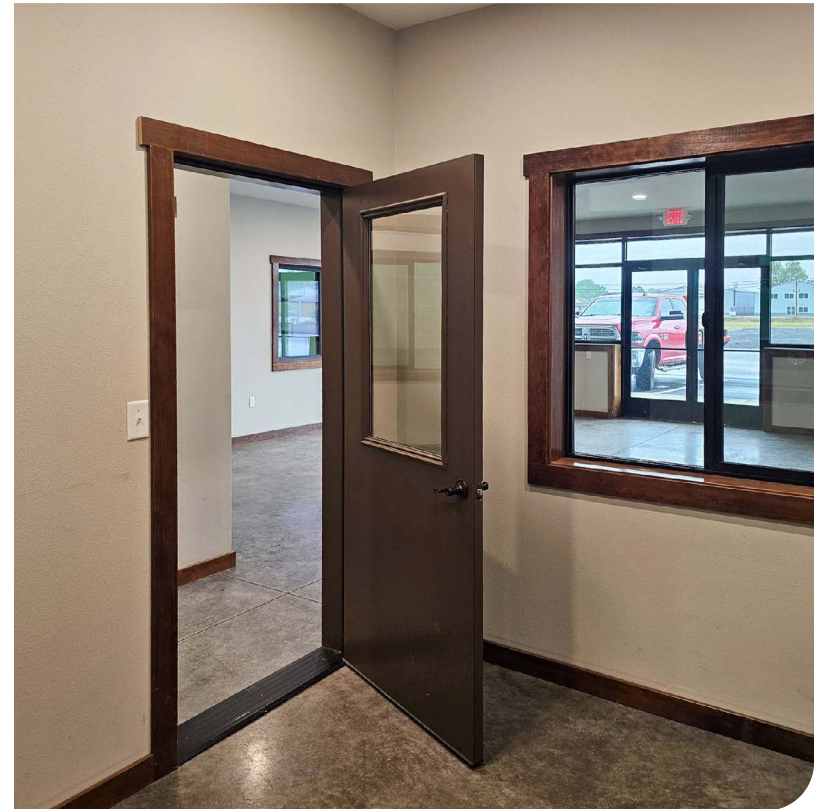
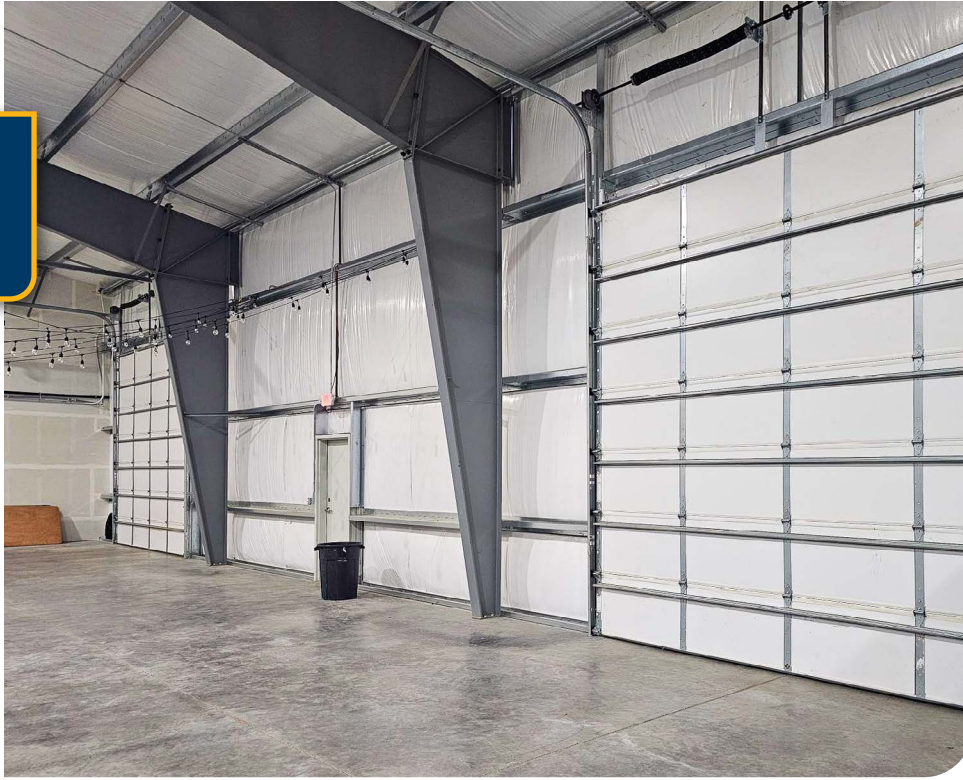
Location Description

Tangent is located just off Highway 34, just 3 minutes west of Interstate 5 between Albany and Corvallis, Oregon. Tangent, the "grass seed capital of the world", is largely an agricultural community.





INTERIOR PHOTOS





LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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