

N HWY 395 · HERMISTON, OR

FLEX: SALE OR LEASE · INDUSTRIAL: LEASE

NAI Tri-Cities | NAI Elliott

Flex property on Highway 395.

81143 N Hwy 395
Hermiston, OR 97838
Parcel # 5N2827DB01200

Building	Lot
SHOP + SHOWROOM	INDUSTRIAL FLEX
±9,540 SF	**±4.1 AC**

PRICING

SALE PRICE	LEASE RATE
FLEX PROPERTY	FLEX & INDUSTRIAL
$1,950,000	**$9,000** Gross

- Prime frontage on Highway 395
- Shop plus retail showroom / sales center
- Multiple access points and yard space

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Property Overview

A ±4.1-acre industrial flex property with prime frontage on Highway 395 in Hermiston, Oregon. The site includes a substantial ±9,540 SF commercial/repair shop, ideal for a range of operations, plus a versatile retail showroom/sales center with office space and restrooms.

Well suited to maintenance companies, automotive services, agricultural businesses and more. Multiple access points make it easy for heavy machinery and vehicles, and the extensive grounds leave room for a laydown yard, vehicle storage, parking or future expansion. Available immediately: the flex property is offered for sale at $1,950,000 or for lease, and the industrial property is offered for lease; both lease at $9,000 (Gross).

OFFERING SUMMARY

SALE PRICE · FLEX	LEASE · FLEX & INDUSTRIAL	BUILDING	LOT SIZE
$1,950,000	**$9,000 (Gross)**	±9,540 SF	±4.1 Acres

USE	FRONTAGE	AVAILABILITY	PARCEL #
Flex / Industrial	**N Hwy 395**	**Immediate**	**5N2827DB01200**





HIGHLIGHTS

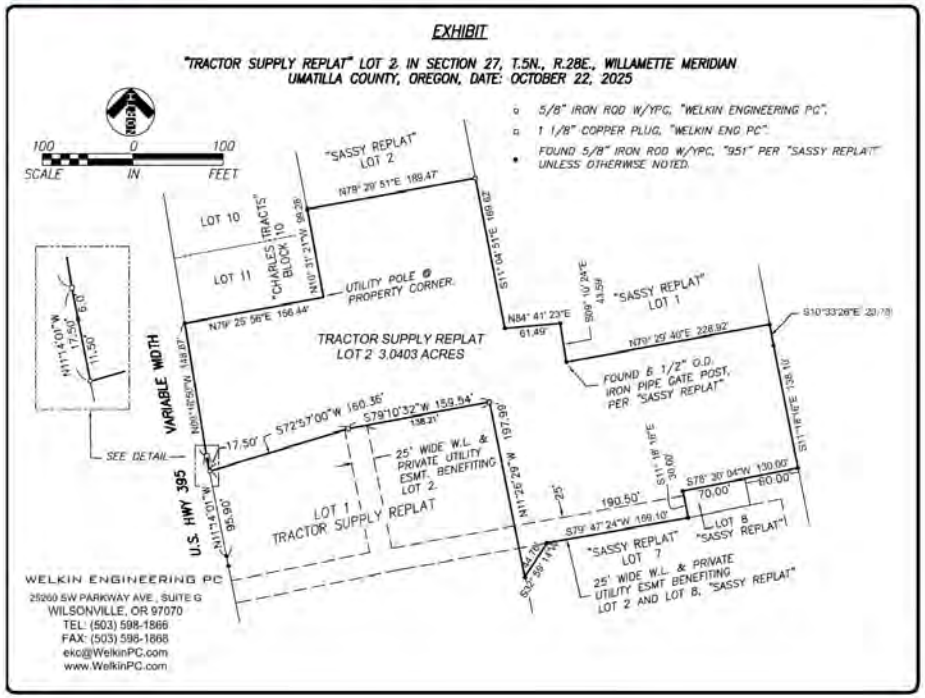
- Prime frontage on Highway 395
- ±9,540 SF commercial / repair shop
- Retail showroom / sales center with offices
- Multiple access points for heavy equipment
- Room for laydown yard, storage or expansion
- Flex for sale or lease · Industrial for lease

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

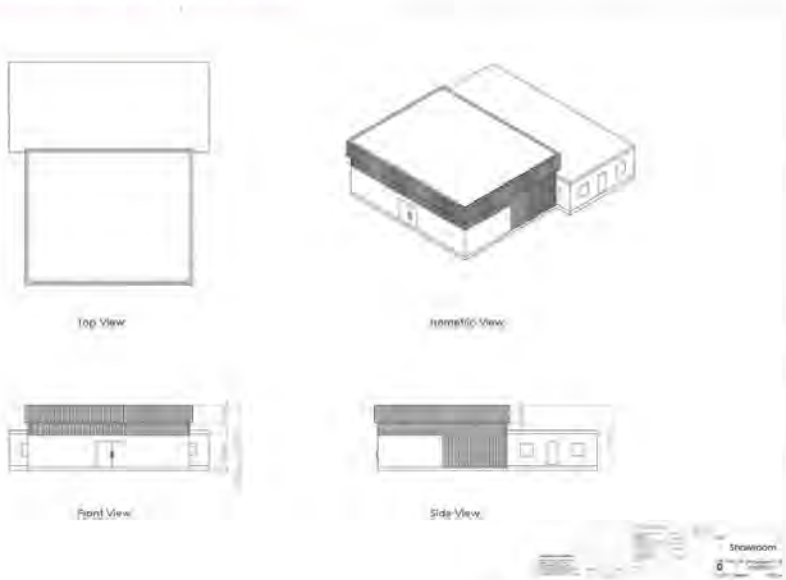
Site Plan

Parcel survey and site plan views of the retail showroom / sales center.

SITE SURVEY



RETAIL / SALES CENTER - SITE PLAN



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Floor Plans

Floor plans for the retail showroom / sales center and the ±9,540 SF shop / warehouse.

Building SHOP + SHOWROOM
±9,540 SF

Lot SITE
±4.1 AC

PRICING

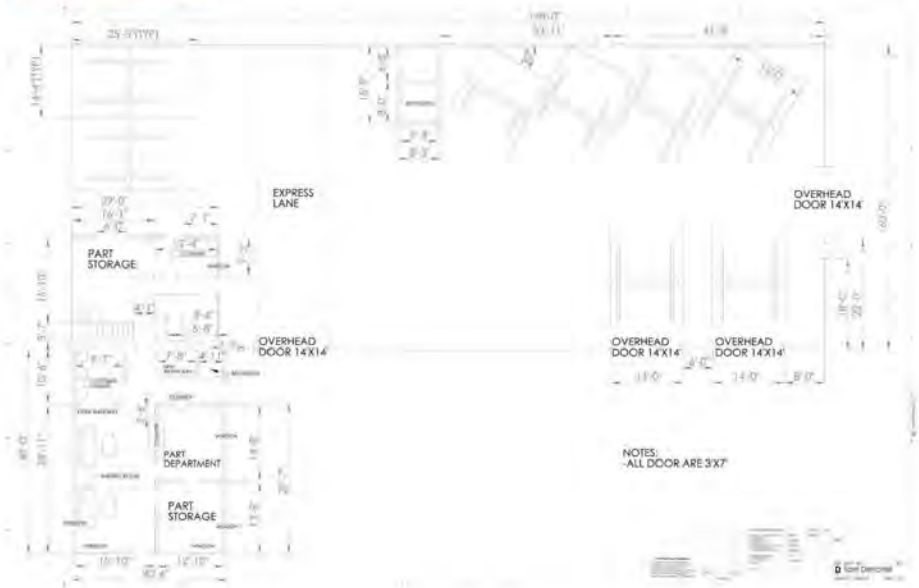
SALE PRICE · FLEX
$1,950,000

LEASE RATE · FLEX & INDUSTRIAL
$9,000 Gross

RETAIL / SALES CENTER



SHOP / WAREHOUSE



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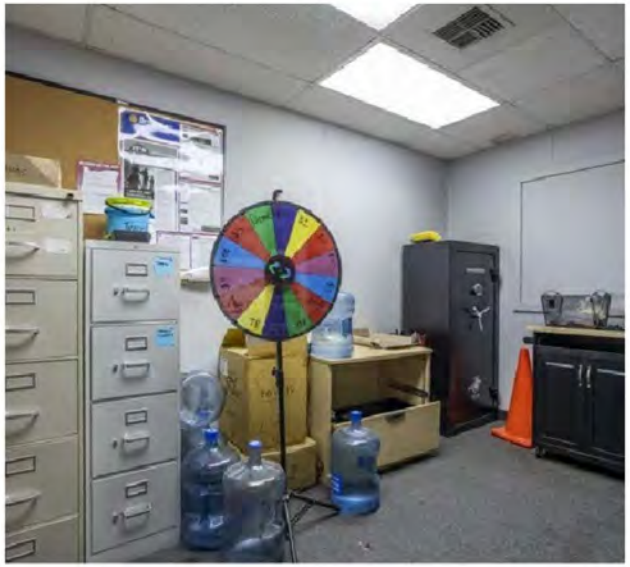
Retail Showroom













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Shop / Warehouse









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Exterior & Aerial













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Location & Demographics

	1 MILE	3 MILES	5 MILES
2024 Population	507	13,613	35,135
2029 Projection	529	13,833	34,995
2024 Households	175	4,361	11,566
Median Age	37.2	32.9	33.5
Avg HH Income	$151,113	$109,868	$98,342
Median HH Income	$111,270	$84,191	$77,355

Source: Sites USA / Applied Geographic Solutions, 2024 estimates

TRAFFIC COUNTS

Hwy 395 at the site	**11,600 VPD**
Hwy 395 north (2nd St)	**11,600 VPD**
Hwy 395 south (Oldfield–Sturgis Rd)	**13,100 VPD**

Average daily traffic, vehicles per day

RADIUS MAP · 1, 3 & 5 MILES



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Subject · Auto & Truck · Industrial & Supply · Trades & Services · Storage & Logistics · Fuel · Recreation & Fitness

Traffic counts (VPD = vehicles per day) from the listing traffic count map. Locations approximate, not to scale. Imagery © 2026 Airbus / Google Earth. Information deemed reliable but not guaranteed.

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Let's talk about 81143 N Hwy 395.



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