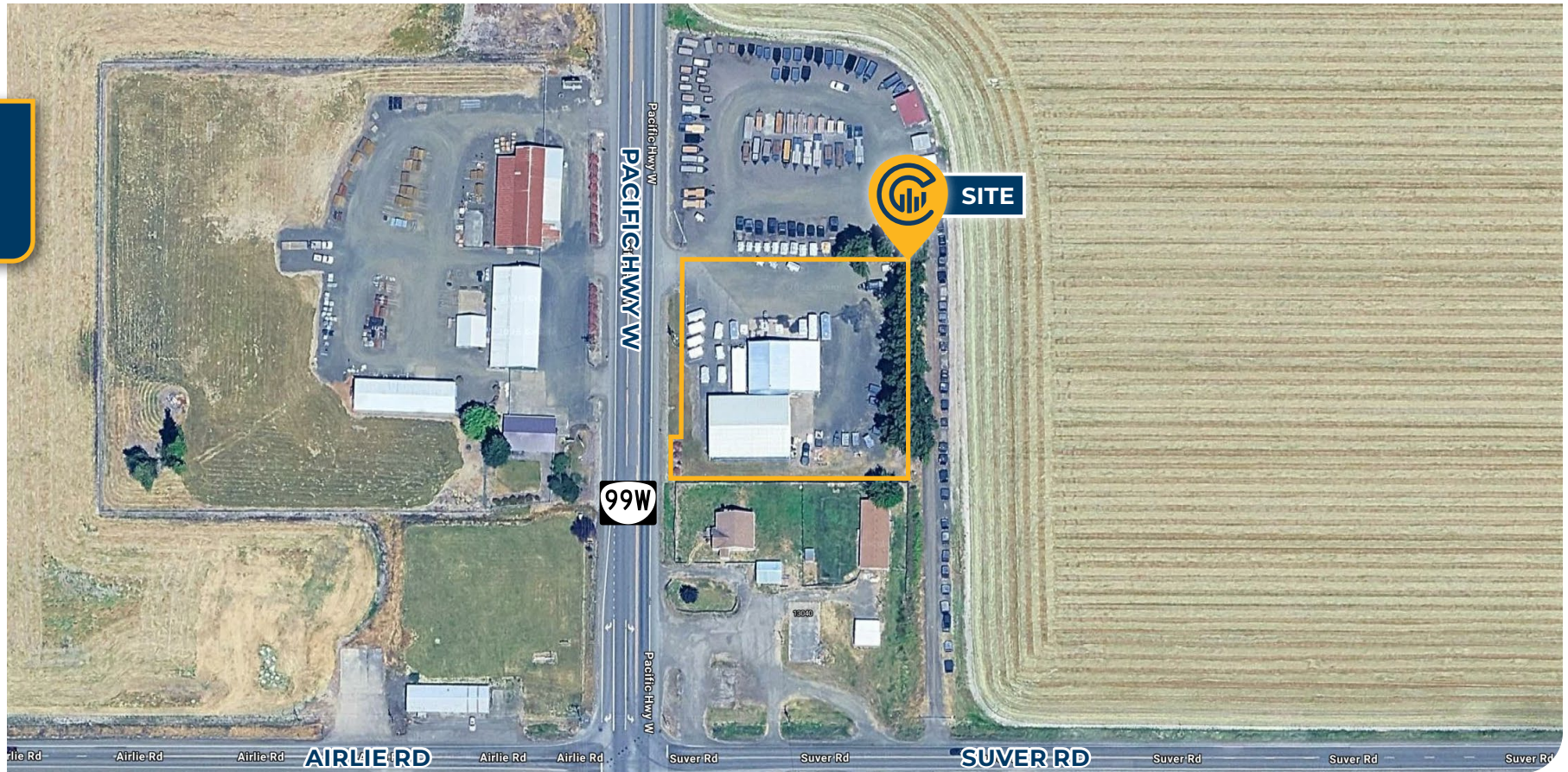




FOR SALE



13000 S PACIFIC HWY W

Rural Industrial Property

± 1.13 AC (49,222 SF) | ± 8,410 SF (2 Buildings) | \$1,200,000

13000 S Pacific Hwy W, Monmouth, OR 97361

- Highway 99W frontage
- Zoning: County-UC-IL (Light Industrial)
- Gerber Trailer Sales occupies the property on a \$4,400/month NNN lease (\$52,800/year), expiring Q1 2027
- 480 SF detached office included in improvement square footage

NICK WILLIAMS, CCIM

Vice President | Licensed in OR

503-569-4449

nick.williams@capacitycommercial.com

CURT ARTHUR, SIOR

Principal | Licensed in OR

503-588-4146

curt.arthur@capacitycommercial.com

TORAN SCHMIDGALL

Associate Broker | Licensed in OR

503-932-1969

toran.schmidgall@capacitycommercial.com



PROPERTY SUMMARY



FOR
SALE



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2026 Google Imagery ©2026, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

NICK WILLIAMS, CCIM
Vice President | Licensed in OR
503-569-4449
nick.williams@capacitycommercial.com

CURT ARTHUR, SIOR
Principal | Licensed in OR
503-588-4146
curt.arthur@capacitycommercial.com

TORAN SCHMIDGALL
Associate Broker | Licensed in OR
503-932-1969
toran.schmidgall@capacitycommercial.com

PROPERTY DETAILS

Address	13000 S Pacific Hwy W Monmouth, OR 97361
Parcel / Tax Lot	580250 / 943100-103
Land Area	± 1.13 AC (49,222 SF)
Building Area	± 8,410 SF Total - General Purpose Building: 3,360 SF - Built 1988 - Utility Building: 5,040 SF - Built 2000
Zoning	County-UC-IL - Unincorporated Community Light Industrial Zone
Asking Price	\$1,200,000

