

FOR LEASE or FOR SALE

INDUSTRIAL MANUFACTURING & WAREHOUSE

500 E. Illinois Street, Newberg, Oregon

Building 103,723SF & lot size 5.59 acres

MANUFACTURING WAREHOUSE OFFICE RAILROAD SPUR 3-PHASE PWR/HEAVY POWER
OVERHEAD-CRANES GENEROUS PARKING MEDIA BLAST & SPRAY BOOTHS CLOSE TO GEORGE FOX & HWY 99W



NEWBERG INDUSTRIAL PARK 500 E. ILLINOIS ST., NEWBERG, OREGON

Property Details

Property Type	Industrial Manufacturing and warehouse
Total Lot Size	5.59 Acres (lot includes 149 parking spaces and large paved warehouse yard)
Building Size	103,723 SF (100% occupancy PPM Technologies thru Jan 2027 - an early release may be negotiated)
Year Built	1960-1970 and renovated in 2020
Zoning	M-2 (Manufacturing - Light industrial - City of Newberg ENTERPRISE ZONE)
Docks Total	Two dock-high doors and nine grade level doors; elevated railway loading dock w/ 2 doors
Clear Height	8' to 26' vertical clearance throughout building.
Utilities	PGE electrical power (up to 525KVA) 3-Phase. NW Natural Gas. Public sewer and water. Fiber optic service LED lighting; very heavy power.
Other features	Media blast and spray booths
Cranes	5 bridge cranes. 5 jib cranes. Weight capacities from 3 to 5 tons among 10 cranes.

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NEWBERG INDUSTRIAL PARK - An excellent location:

500 E Illinois Street, Newberg, Oregon is located in a suburban area in Yamhill County approximately 20 miles southwest of downtown Portland, Oregon. The area consists of single-family homes, multi-family apartment complexes, and significant commercial/retail and medical (Providence hospital) uses along Highway 99W. Newberg is home to George Fox University - Oregon's largest private university. It is a fast growing, dynamic community that is known for it's high quality of life as well as a large skilled workforce. The property is well situated near to Highway 219 & south of Highway 99W, which provides the main commercial and transportation arterial in the city. Highway 99W provides access to the city of Sherwood & Portland to the east and the city of McMinnville & Salem to the southwest. I-5 freeway is 12 miles to Donald and 13 miles to Tualatin.

The location and existing infrastructure and the tax-benefit opportunity of the Enterprise Zone offer exceptional flexibility for industrial users, manufacturers, and institutional investors.



LOCATED IN CITY OF NEWBERG
"ENTERPRISE ZONE" - TAX OPPORTUNITY

The 5.59 acre property is:

- 25 miles east to **Portland** via Highway 99W.
- 2 minute north of Highway 99W via E. College Ave.
- 20-45 minutes east to Portland, Hillsboro and Cornelius
- 20 minutes to **I-5 freeway**.
- 15 minutes west to **McMinnville**, Oregon.
- 10 minutes to Sherwood, Oregon
- 5 minute walk to **George Fox University**
- Newberg is located in Oregon's renowned **"Wine Country"**.



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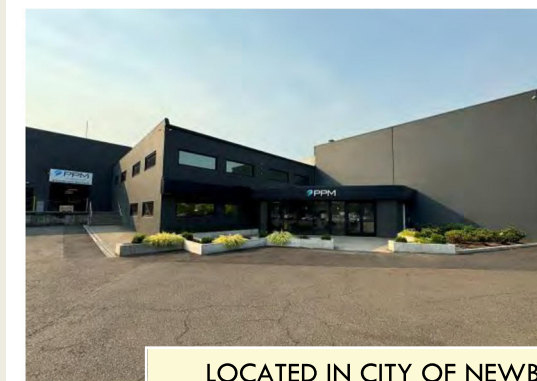
Strengths/Opportunities

- **SINGLE USE** – Currently the property is 100% leased to PPM Technologies on a lease that runs through January 2027 (an early release may be negotiated.) **Located in Newberg's Enterprise Zone - tax abatement opportunity**

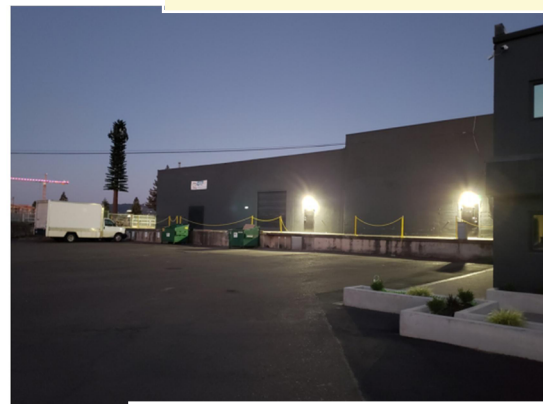
MULTI-TENANT: The building can be divided into multiple spaces for separate tenants (see "building site plan on page 4)

- ✓ Historically the building served multiple tenants including wine storage; manufacturing; and as warehouse space

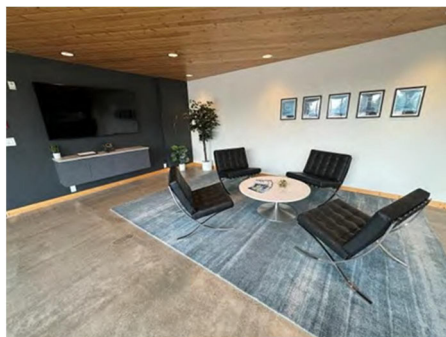
- Portions of the building have recently been updated including the employee office; test kitchen (used for food manufacture product testing); renovated bathrooms and reception lounge. The exterior of the building was renovated in 2020 and displays an attractive and contemporary façade.



LOCATED IN CITY OF NEWBERG
"ENTERPRISE ZONE" - TAX OPPORTUNITY



LARGE WAREHOUSE YARD &
149 PARKING SPACES



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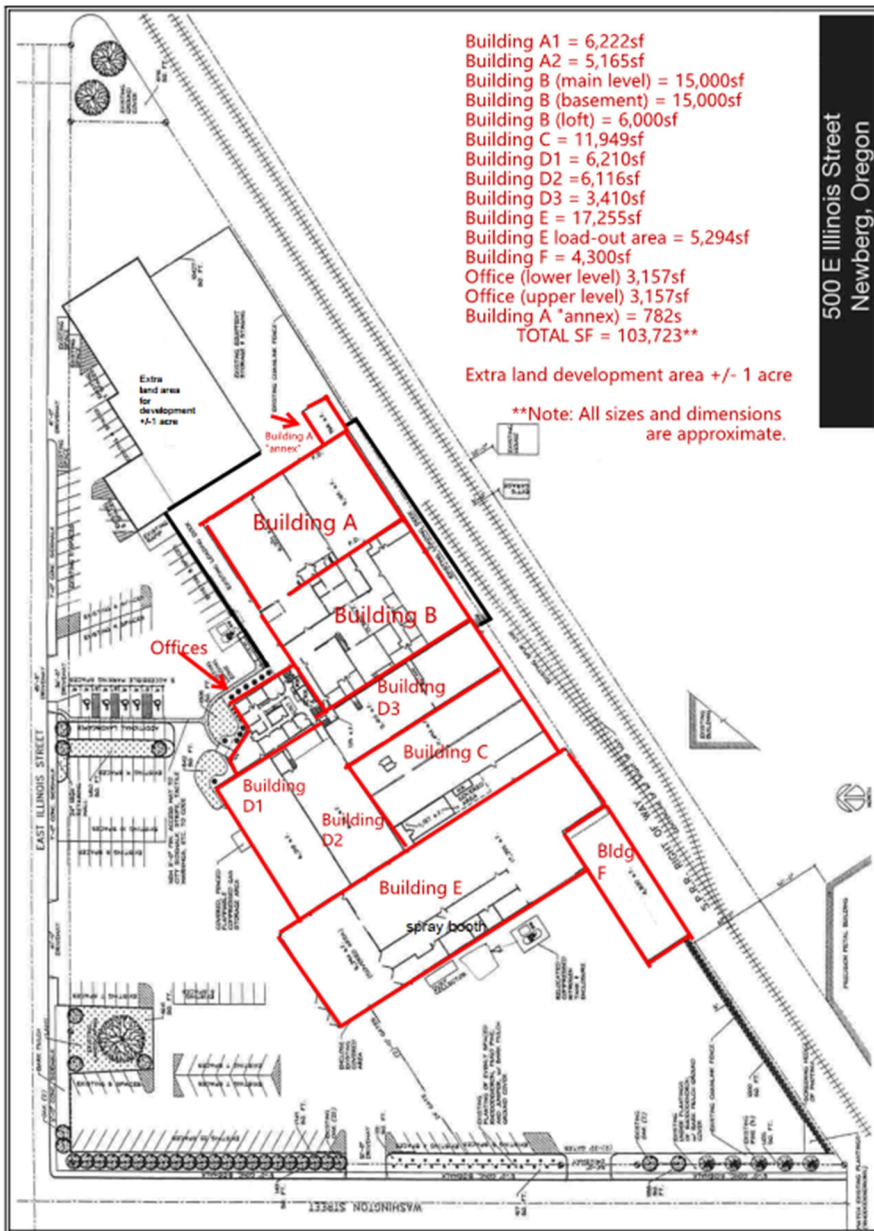
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Multi-tenant opportunity or single use

BUILDING/SITE PLAN



Strengths/ Opportunities (continued)

- Good proximity to main arterials and access to highway 219 and highway 99W. 14 miles to I-5
- ACCESS: good ingress/egress available to the site via curbs cut along Illinois Street and N Washington Street.
- Skilled work-force close by
- Located in Newberg's Enterprise Zone - tax abatement opportunity
- Significant value in the "grandfathered" infrastructure including, but not limited to,
 - ✓ Heavy power, +525 Kva
 - ✓ High ceilings
 - ✓ Loading docks
 - ✓ Bridge and jib cranes
 - ✓ Railway spur with elevated docks
 - ✓ multiple buildings and multi-tenant space opportunities
 - ✓ Blast and spray booth
 - ✓ Warehouse
 - ✓ Professional test kitchen
 - ✓ Attractive street presence
 - ✓ Wet and dry sprinkler system

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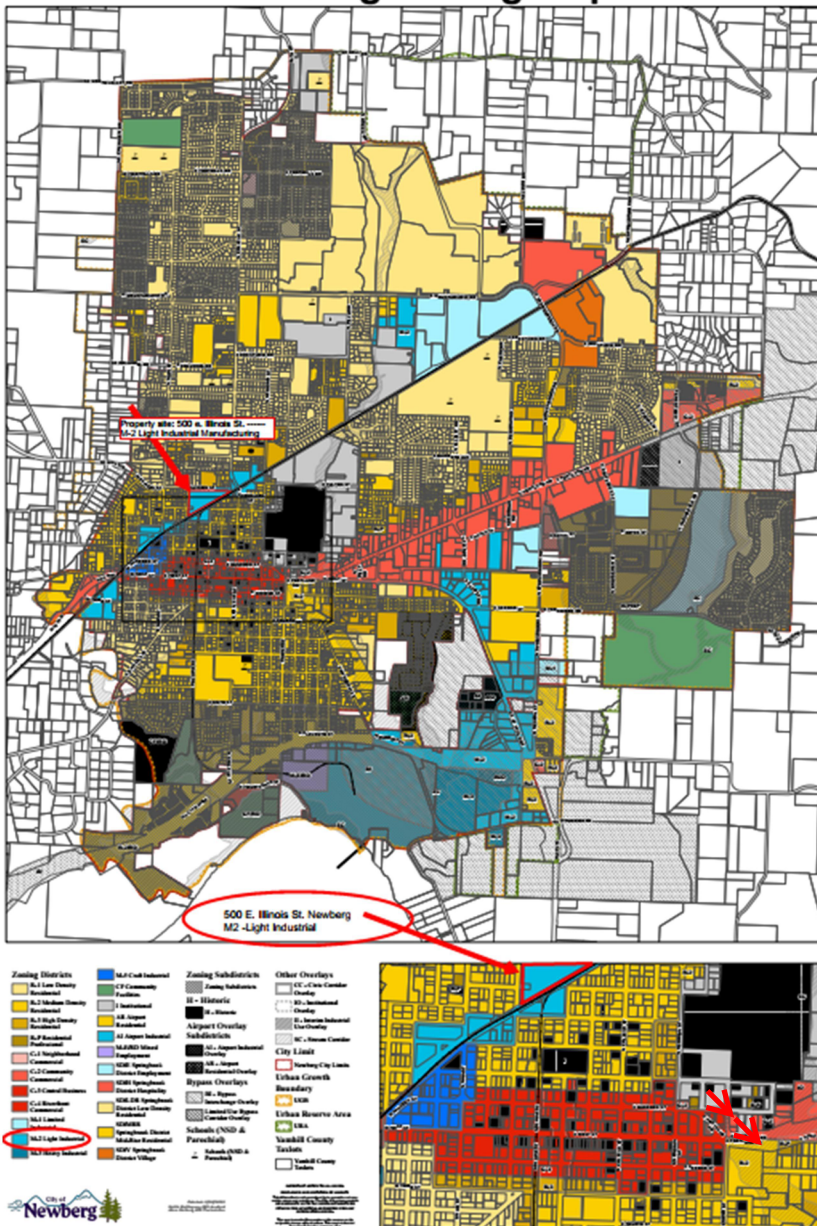
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ENTERPRISE ZONE

Newberg Zoning Map



The M-2 Light Industrial District in Newberg, Oregon is designed to accommodate a variety of industrial uses and M-2 zone allows for a wider range of uses than M-1. Plus the 5.59 acre property is located with Newberg's Enterprise Zone which offers an opportunity for excellent tax savings.

Examples of conditional permitted use and outright permitted uses include:

- *RV Parks*
- *Storage facilities*
- *Brewery distilleries*
- *Industrial manufacturing*
- *Distribution & logistics*
- *Re-shoring industrial manufacturing*
- *Events & recreation (ancillary to George Fox University campus)*
- *Mobile home & modular home fabrication & sales*
- *Trailer fabrication & sales*
- *Large yard - trucking opportunity*
- *Very heavy on-site power infrastructure can be used for numerous applications*

Lower operating costs than Portland metropolitan area

High quality of life amenities that attract and retain skilled workers & excellent community

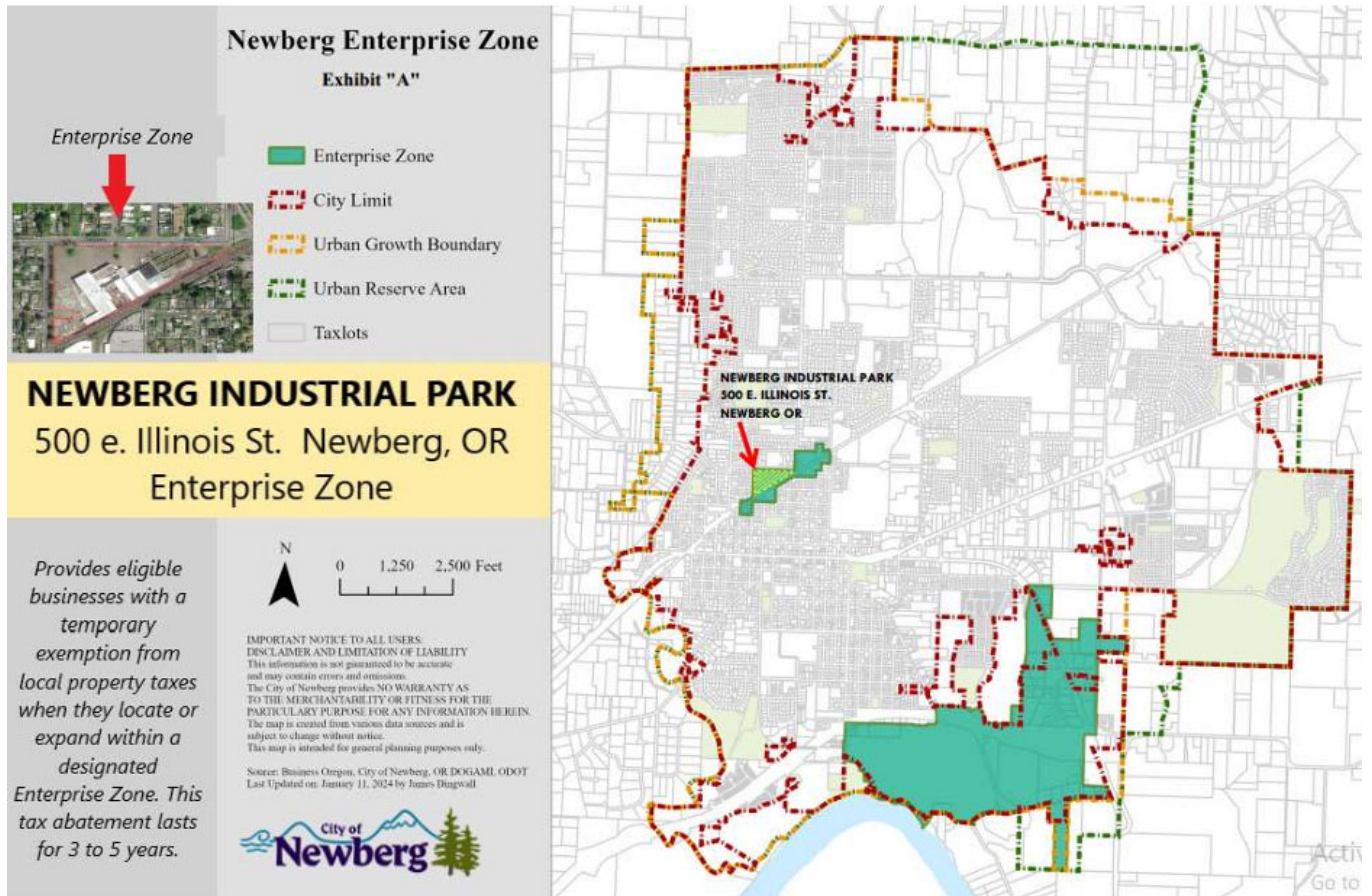
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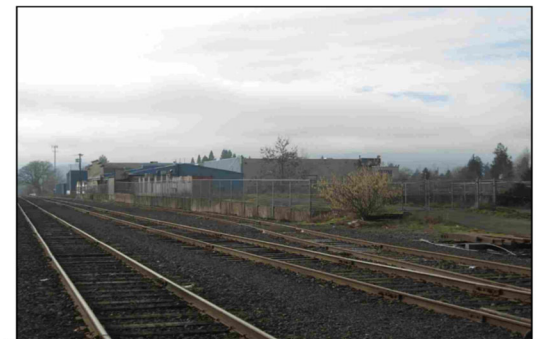
Oregon Enterprise Zone Program

The program offers property tax abatement on new industrial investments to encourage traded-sector business development.

Standard Program Benefits (3-5 Years)

- ✓ 100% property tax exemption on new plant, equipment, and facility improvements
- ✓ Base program: 3-year full exemption
- ✓ Extended program: Up to 5 years with additional local requirements
- ✓ Exemption applies to new construction, additions, and qualified machinery/equipment
- ✓ Potential savings of hundreds of thousands to millions in property taxes

View of the southwest corner of the subject property looking northeast across Washington Street and the Portland & Western railroad.



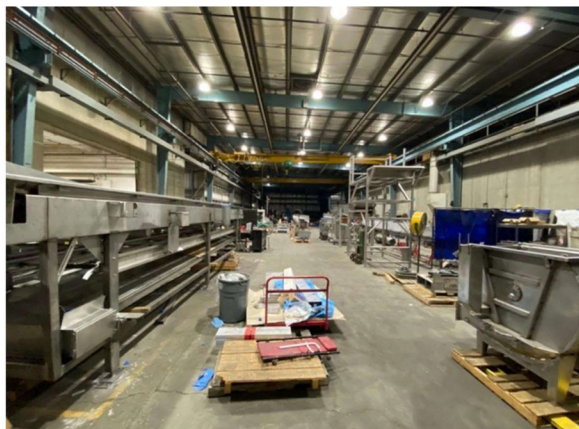
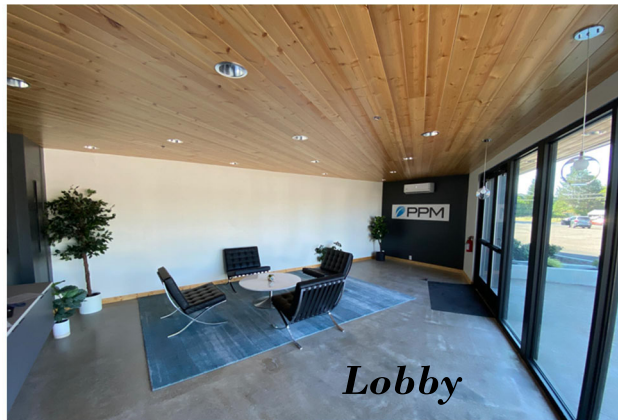
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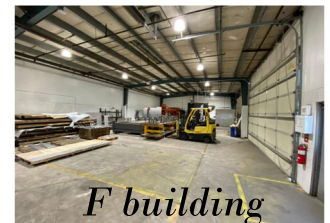
E building



*Media
blast &
spray both
E building*



C building



F building

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<p>Manufacturing</p> <p>Industrial space</p> <p>Warehouse space</p> <p>Natural Gas</p>	<p>Over-head cranes</p> <p>Railway spur</p> <p>Heavy power</p>	<p>Office</p> <p>Storage</p> <p>Generous Parking</p> <p>Extra land/development</p>	<p>Located in City of Newberg "Enterprise Zone" tax opportunity</p>
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see our ad on
loopnet/costar

Call:
503-899-7552
Andre or Kathy Meyer

500 E. ILLINOIS ST., NEWBERG OREGON

Leasing from 5,000sf to + 103,000sf Lot size: 5.59 acres

Lease Terms:

\$1.00 /SF (average) for manufacturing, warehouse and office space.

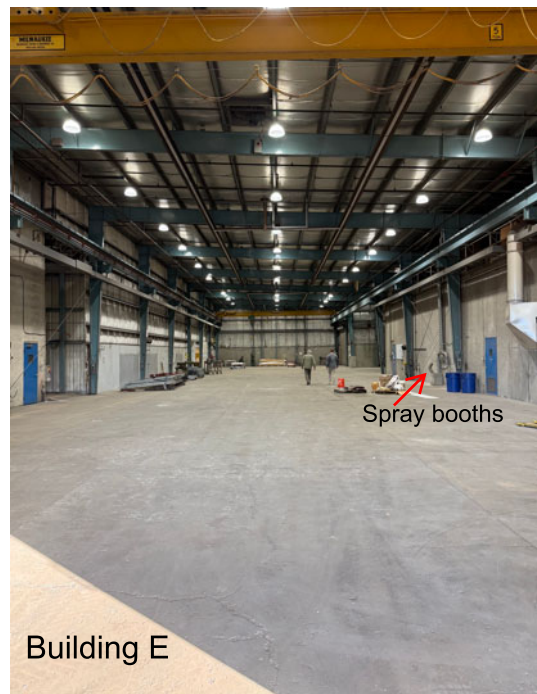
\$.50/SF for basement and loft storage. Final rent subject to tenant's use, area and amount of space occupied, and lease term

Sale Price: \$10,600,000 (\$103/SF)

Cash at closing
 Buyer to accommodate Seller's 1031 exchange.
 Call for investment information.
 All offers considered.

**Note: All sizes and dimensions are approximate.

Owners willing to pay a commission of 2 ½ % of sale price to buyer's and/or leasee's broker.



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Perfect for an Owner-user or Investor!

The property is a +/-103,723 SF industrial building that is situated on 5.59 acres.

Currently the building is fully leased to PPM Technologies through January 2027 and an early-release may be available.

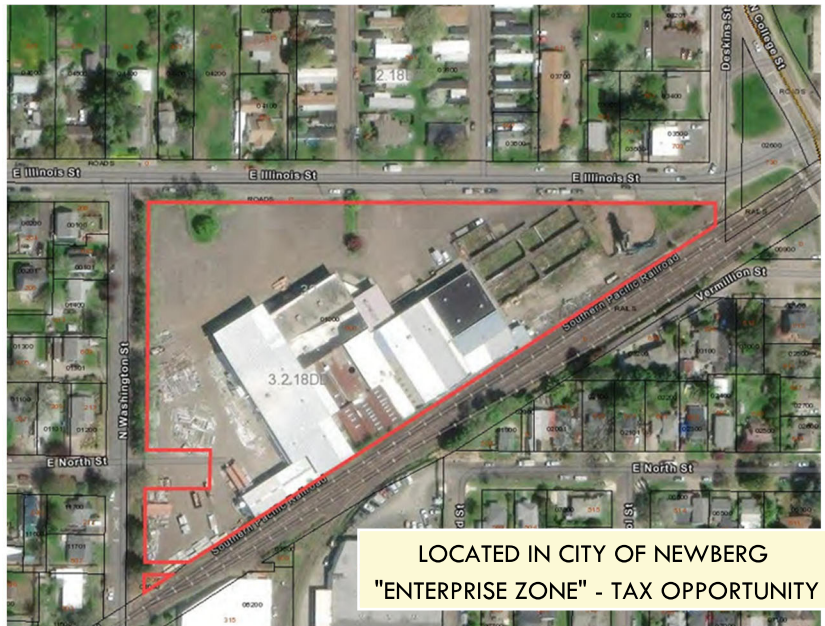
The building is zoned **M2, Light Industrial (City of Newberg) Enterprise Zone**

The building offers clear door heights ranging from 8' to 26'. There are nine grade-level doors, two dock-high doors, ample 3-phase power (heavy power), and ~11.4% office build-out with +/- 1 acre of the 5.59 acre parcel that is available for development.

CRANES - 5 bridge cranes and 5 jib cranes with weight capacities from 3 to 5 tons among 10 cranes.

RENOVATED in 2020 and it has a **modern exterior-look** and updated office and lobby area. It has a large, paved work yard/ample truck loading and 149 paved parking spaces. The building is "Sprinklered" with both a wet and dry system. Cooler space is available. The building is served by **Union Pacific Railroad** and has a railroad spur with an elevated loading platform that has two rail-loading doors.

The property is considered a part of the Portland metropolitan area. Newberg is a fast-growing, dynamic community with a high standard of livability and is known as the "gateway to Oregon Wine Country".



5.59 acre parcel in Newberg, Oregon with +/-103,723 SF industrial building

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