

FOR SALE or LEASE

28,000 SF ±22,000 SF Main Building
±6,000 SF Total Out Buildings
+ 87,120 SF of Yard Space

280 SE Booth Bend Rd
McMinnville, OR 97128

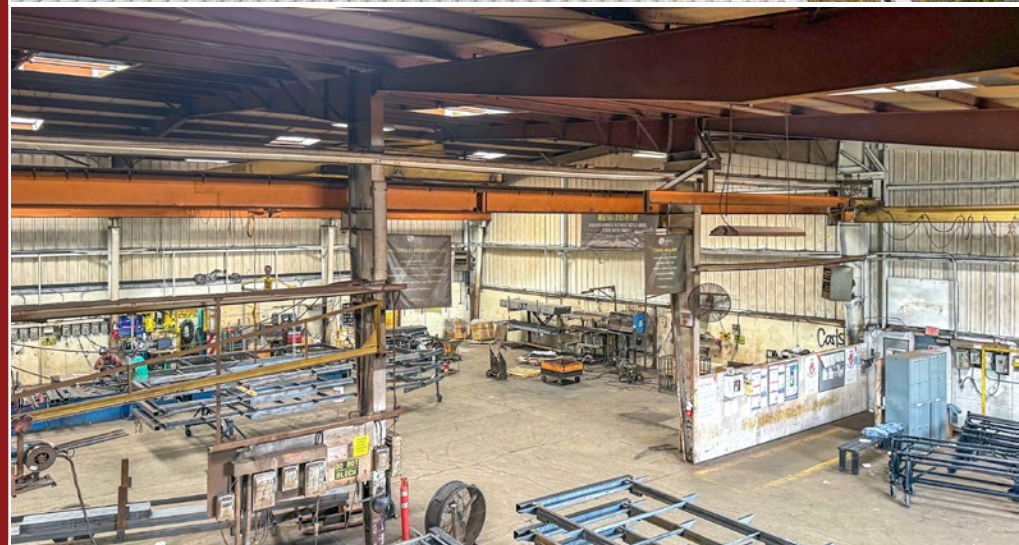


PROPERTY HIGHLIGHTS

SHELL	±22,000 SF (Main Building) ±6,000 SF (Out Building + Others)
OFFICE	±1,200 SF (Main Building)
YARD	±87,120 SF
LOT SIZE	4.00 Acres
YEAR BUILT	1968
GRADE DOORS	4 Oversized
CRANES	(2) 1-Ton Cranes (2) 3-Ton Cranes (1) 4-Ton Cranes
CLEAR HEIGHT	17' to Crane-Way
POWER	3-Phase, 800 Amps
PARCEL	Tax ID# R4428C 00700
ZONING	M-1 Light Industrial (City of McMinnville)
PRICING	\$3,750,000 \$3,250,000

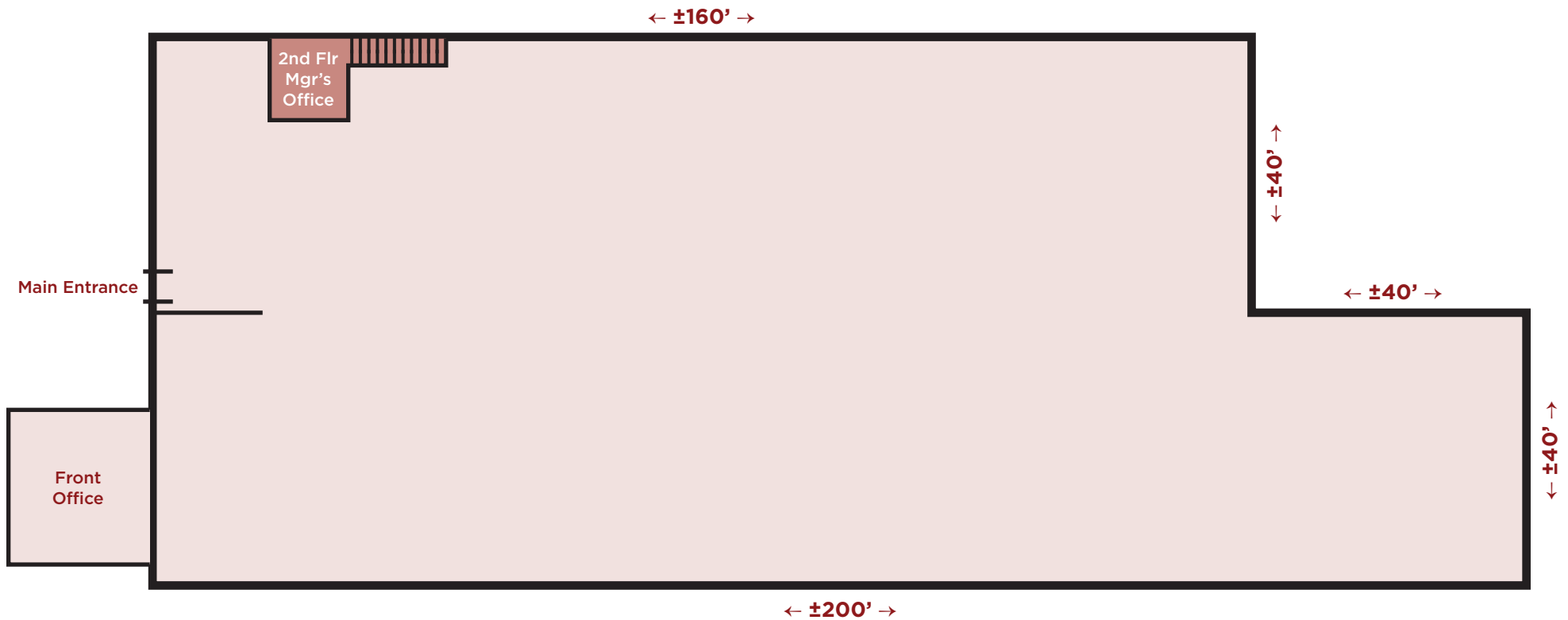
Conveniently located along Hwy 18 (±15,202 ADT) and less than one mile from the Hwy 99 junction, accessible via SE Booth Bend Road, this property combines excellent accessibility with close proximity to the heart of McMinnville and it's surrounding employee base.

The Property offers a ±22,000 SF main building with ±1,200 SF of office, as well as ±6,000 SF of additional out buildings of various sizes - plus ±87,120 SF very usable yard space. The main building boasts a large main shop floor oversized drive-in doors, 800 amps of 3-phase power, and five total cranes.



Floor Plan (main building)

280 SE Booth Bend Rd, McMinnville, OR 97128



(Please Note - Drawing / portions of floor plan are not to exact scale)

Site Aerial

280 SE Booth Bend Rd



SE Davis St

SE Booth Bend Rd

SALE PENDING

E McMinnville Bypass

18

(also For Sale)
150 SE Booth Bend Rd
±11,500 SF Building
±10,890 SF Yard
Total ±1.20 AC

280 SE Booth Bend Rd

±28,000 SF Building(s)
±87,120 SF Yard
Total ±4.00 AC





DRIVE TIME / PROXIMITY		
Destination	Miles	Minutes
Newberg	12.7	25
Sherwood	22.2	40
Tigard	27.5	50
PDX Airport	48.7	90
Lincoln City	52.1	75



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