

# For Sale

## Vale Mushroom Farm

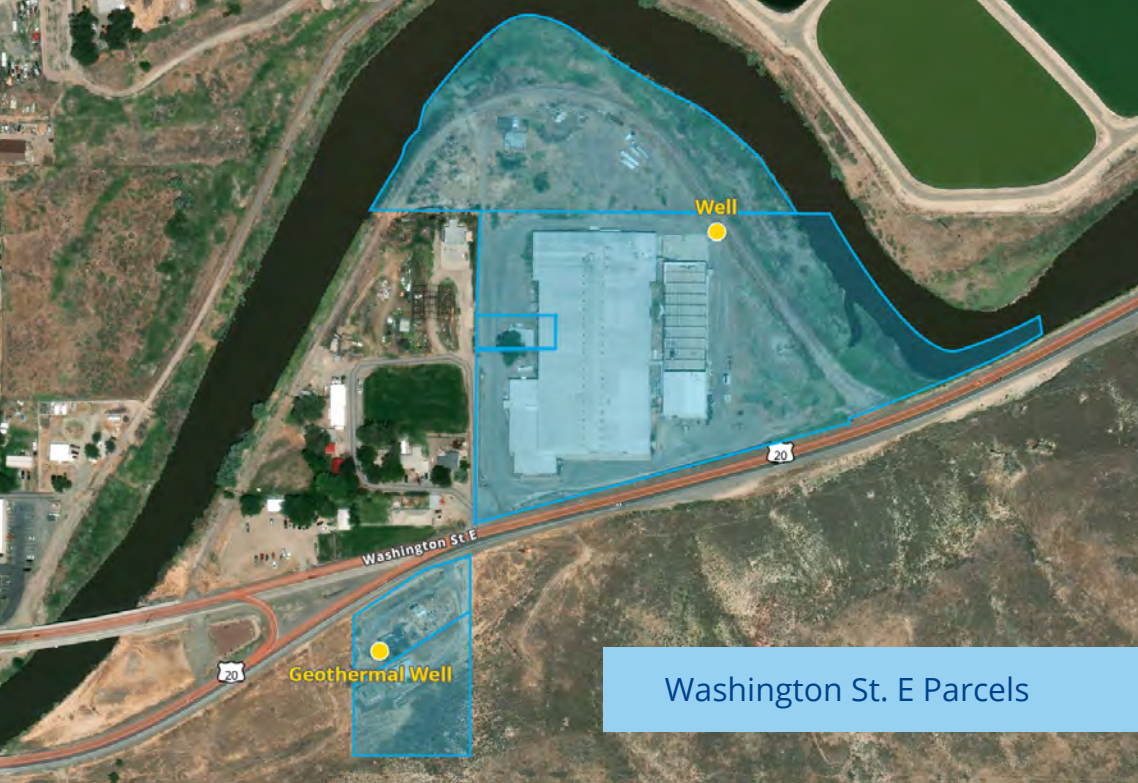
1000 Washington St. East | Vale, OR 97918

 *Price Reduced;  
Buyer looking for quick close*

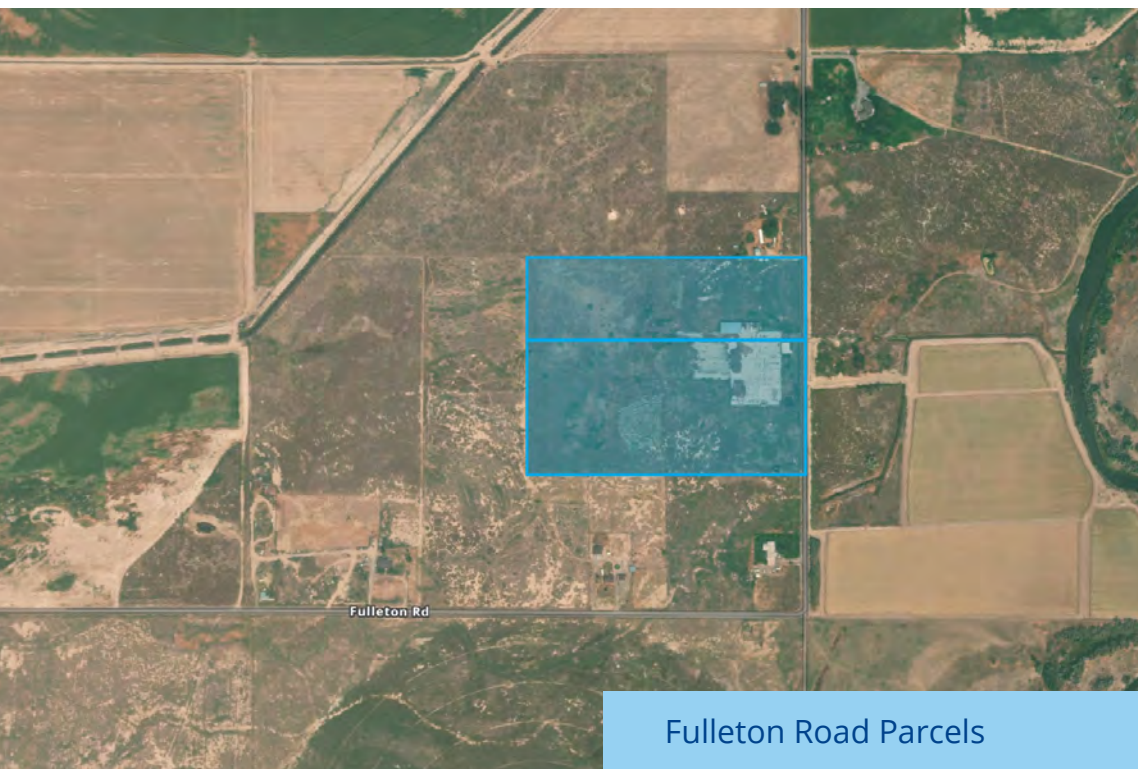


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Washington St. E Parcels



Fulleton Road Parcels

## Opportunity

- Former Mushroom Farm property
- Foreclosed commercial property
- 165,000+/- sq. ft. of warehouse and office
  - Main Warehouse: 104,000 SF
  - North Warehouse: 33,500 SF
  - Mechanical Warehouse: 10,000 SF
  - Shipping Warehouse: 12,000 SF
  - Office: 5,000 SF
  - Total: 165,000 SF
  - Square footages are estimated: Buyer to verify all information
- Consists of two separate areas
  - Fulleton Road Parcels: Composting Facility on 29+/- acres
  - Washington St East Parcels: Warehouse buildings and wells on 16-23+/- acres
  - Acreages are estimated as recorded acreages differ from parcel measurements: Buyer to verify all information

# Property Overview

|                   |                                        |
|-------------------|----------------------------------------|
| Property Type     | Industrial                             |
| Construction Type | Steel Pre-engineered                   |
| Yard              | Yes                                    |
| Rail Service      | No                                     |
| Ceiling Height    | Varied                                 |
| Fire Suppression  | None                                   |
| Parking           | Ample                                  |
| Power             | Est. 2600 Amps                         |
| Sale Price        | <del>-\$950,000</del> <b>\$850,000</b> |
| Access            | Contact agent for showings             |

## Acreage

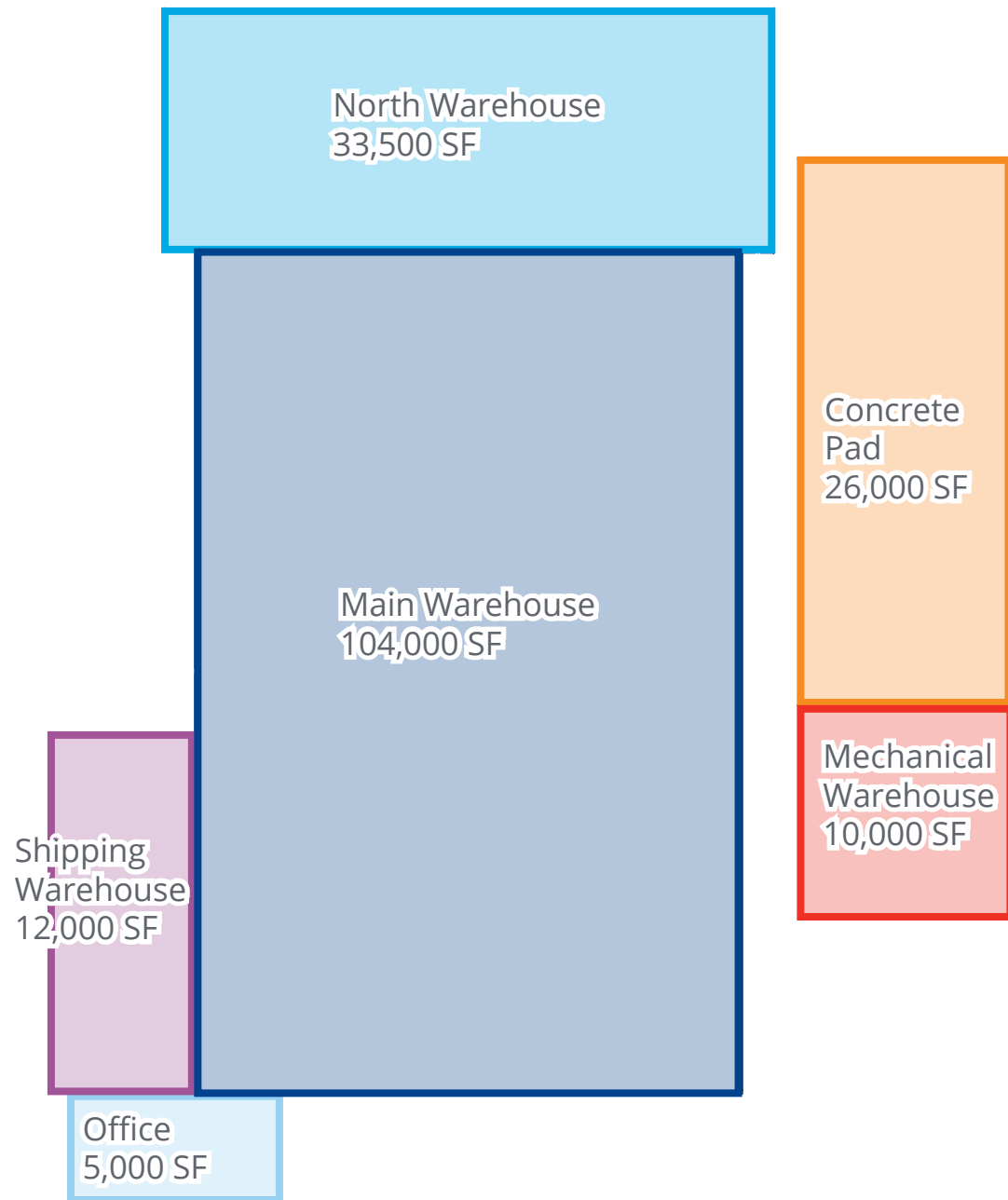
| Parcel #              | Address               | Acres | Est Acres |
|-----------------------|-----------------------|-------|-----------|
| 18S45E20D02001        | 985 Washington St. E  | 1     | 1.23      |
| 18S45E20D02000        | TBD Washington St. E  | 1.8   | 1.93      |
| 18S45E20D01800        | 1000 Washington St. E | 10.93 | 13.18     |
| 18S45E20D01801        | TBD Washington St. E  | 0.46  | 0.46      |
| 18S45E20D01803        | 1004 Washington St. E | 2.37  | 6.5       |
| Washington St E Total |                       | 16.56 | 23.3      |
| 19S44E1100300         | TBD Fulleton Road     | 9.76  | 10.14     |
| 19S44E1100400         | 3465 Fulleton Road    | 19.55 | 19.75     |
| Fulleton Road Total   |                       | 29.31 | 29.89     |

## Key Highlights

- Geothermal and Well located on site
- Connected to City of Vale Sewer
- Property has been mostly abandoned for 15+ years
- Building has been inspected by a general contractor, demolition contractor, and mechanical engineer who can provide further information on current condition of building and equipment
- Contact listing agents for more information
- Washington St. E property has 5 abandoned and vandalized houses on site
- Fulleton property has an abandoned small warehouse, large concrete collection pad, and grain storage areas

# Floor Plan

Washington St. E



# Gallery



Washington Street E



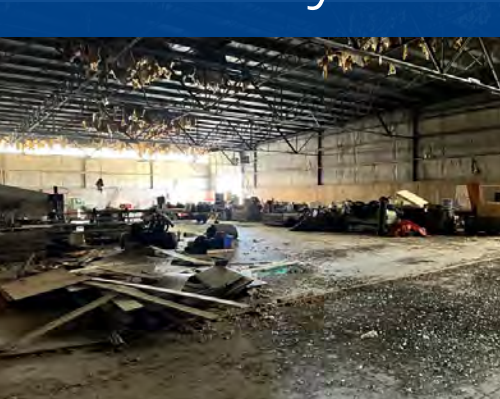
Washington Street E - Main Warehouse



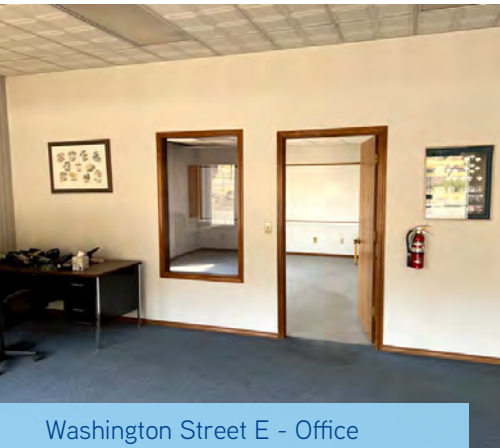
Washington Street E - Mechanical Warehouse



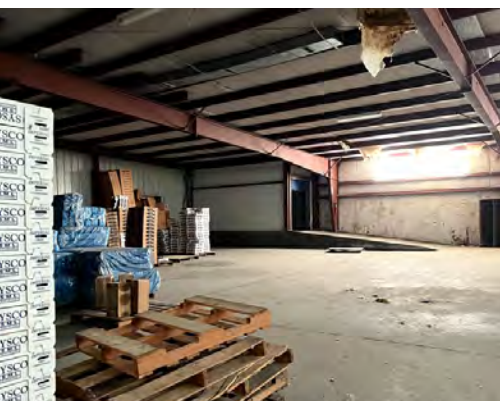
# Gallery



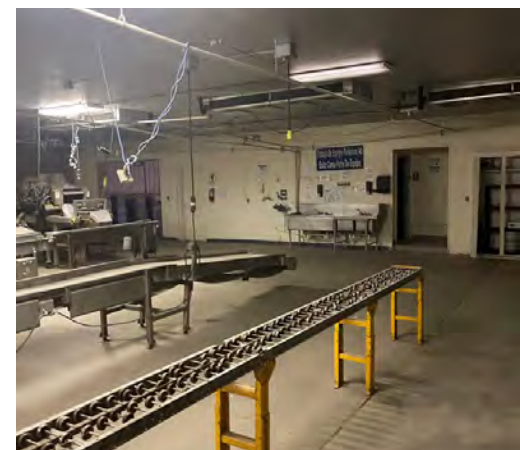
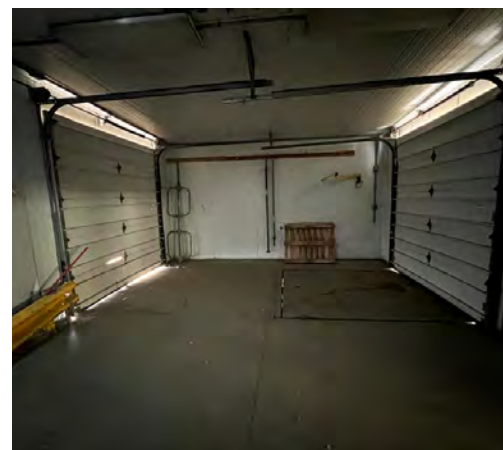
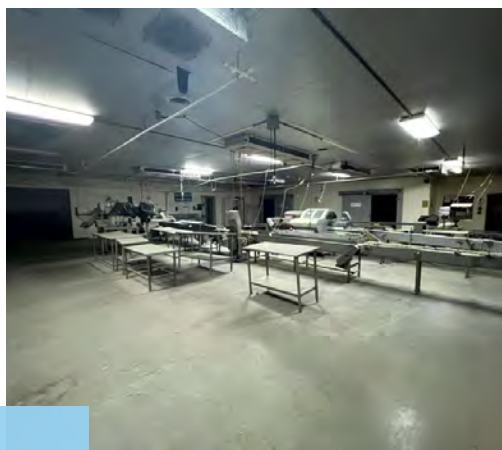
Washington Street E - North Warehouse



Washington Street E - Office



Washington Street E - Shipping Warehouse



# Gallery



Washington Street E - Concrete Pad



Washington Street E - Wells



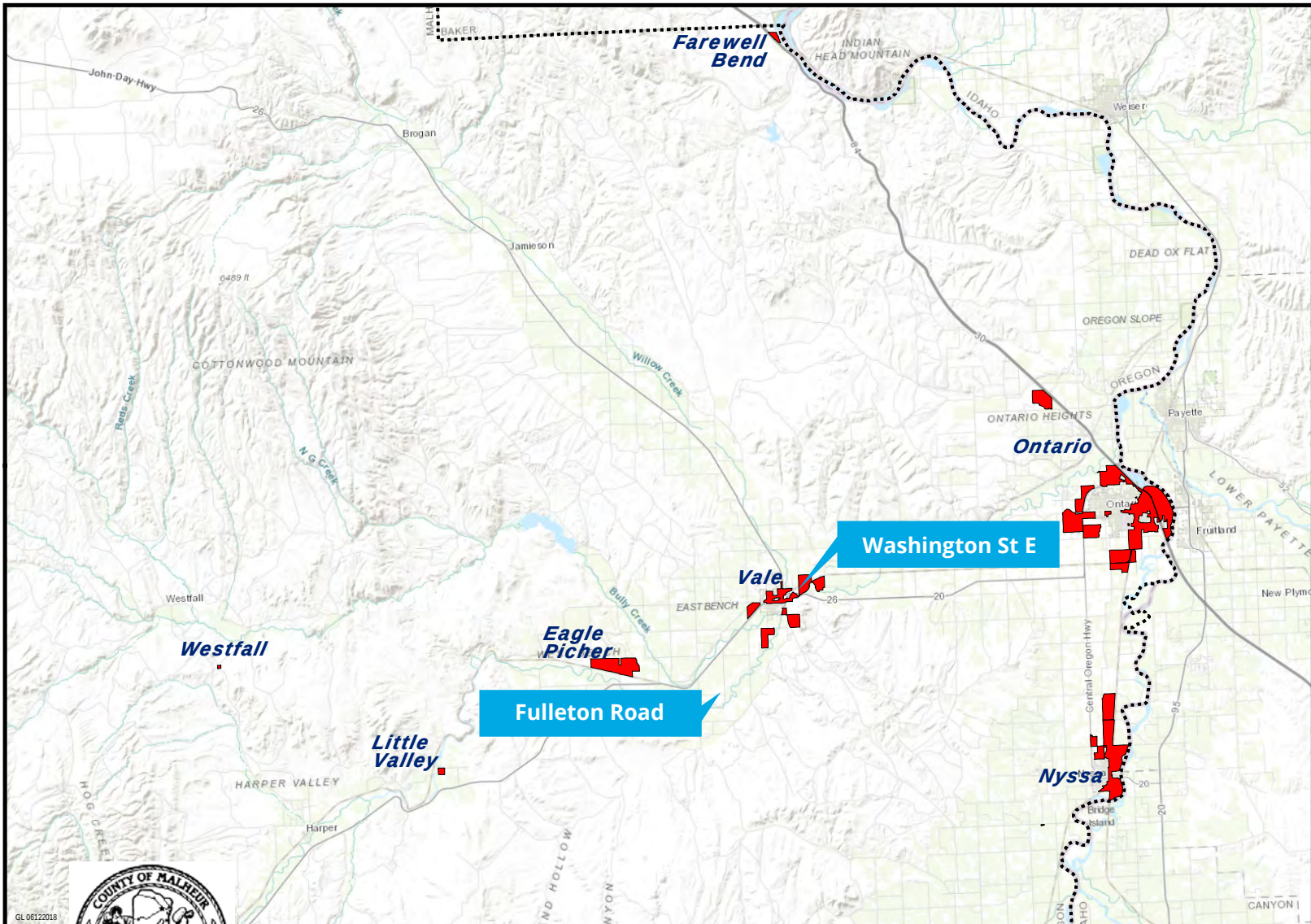
Washington Street E - Houses



Fulleton Road



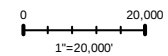
# Enterprise Zone Map



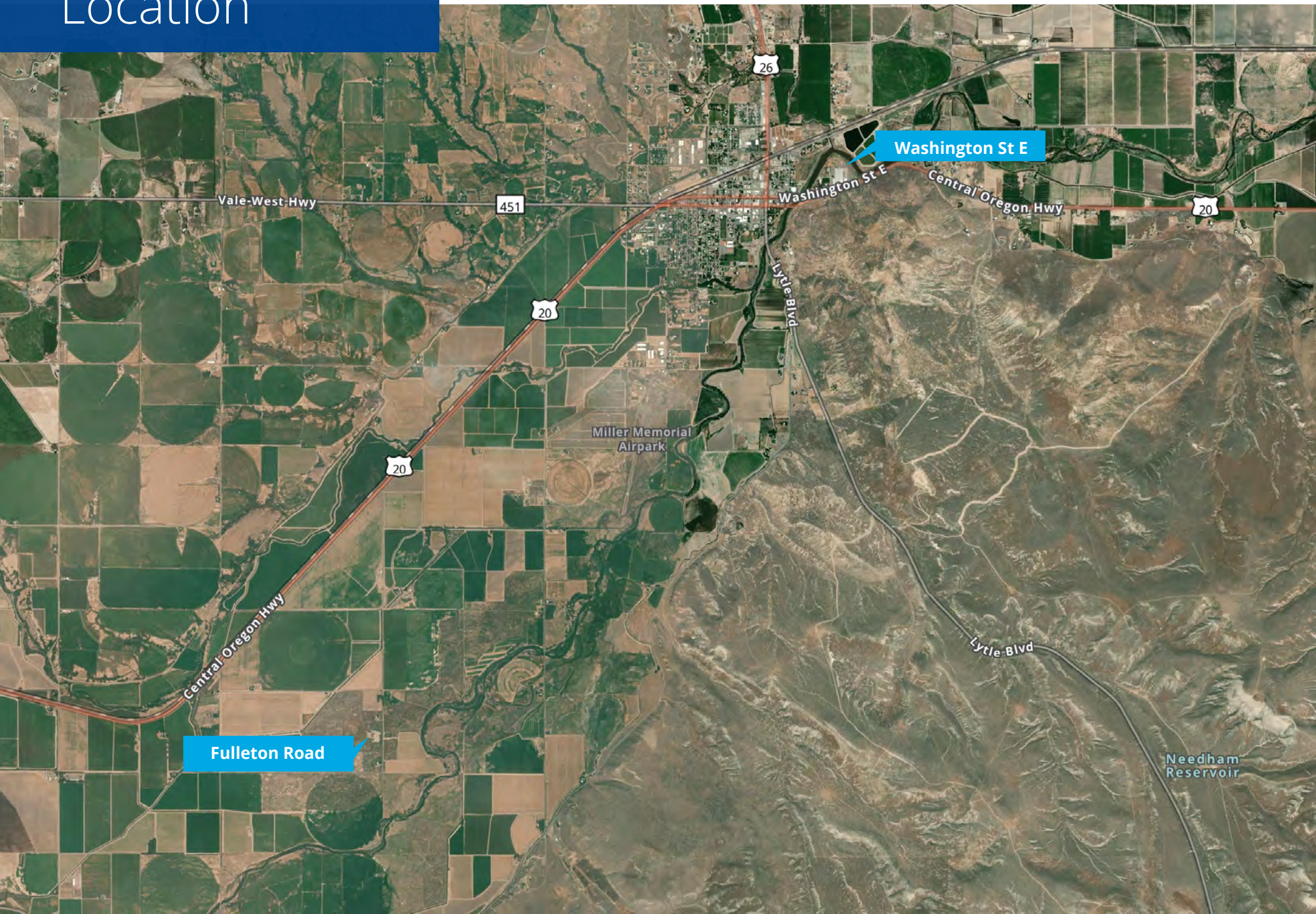
**MALHEUR COUNTY  
ENTERPRISE ZONE**

**Legend**

-  2017 EnterpriseZone = 10.2379 sq.mi.
-  Malheur County Boundary



# Location





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# Vale Mushroom Farm

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