

38875 SW Laurelwood Rd

GASTON, OREGON

Laurelwood Industrial Complex

PRICE

\$3,900,000

PRICE/SF

\$58.21



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Colliers



Excess Land

Excess Land

SW Laurelwood Rd







Executive Summary

PRICE

\$3.9 M

\$/SF

\$58.21

Colliers International presents the Laurelwood Industrial Complex located at 38875 SW Laurelwood Rd, Gaston, OR, an expansive industrial property comprised of 67,000 square feet featuring a large single-story building and a smaller 5,625-square-foot structure all situated on a 7.53-acre lot. Originally established in the mid-1960s as the home of Harris Pine Mills Furniture, the property has since been home primarily to warehousing and light manufacturing tenants in the recent past. The complex is zoned Rural-Industrial, accommodating a variety of industrial uses such as manufacturing, warehousing, or distribution. Approximately 40% of the space is occupied by several tenants on month-to-month leases at highly competitive rates, generating immediate rental income. The property includes 1.5 acres of excess land, providing significant potential for expansion or new development projects.

For owner/users, the complex offers a rare opportunity to acquire a large industrial facility at a low cost, with the potential to tailor the space to specific business needs. The site benefits from its strategic location which offers both rural privacy and accessibility to urban amenities, making it ideal for businesses that require large operational spaces away from densely populated areas. The short-term lease structure of the existing tenancy accommodates new ownership with multiple options and flexibility, and proximity to Oregon's thriving Wine County offers an array of potential tenants and business interests in the immediate area. Forest Grove, Newberg, McMinnville, and Sherwood are all within 30 minutes driving distance, and downtown Portland sits at approximately 45 minutes.



Number of Parcels	1
Number of Buildings	2
Rentable SF	Approx. 67,000
Additional Developable Land (SF)	Approx. 70,000
Lot Size (Acres)	7.53
Lot Size (SF)	328,007
Current Occupancy	36.98%
Zoning	R-IND (Rural Industrial District)
Year Built	1965
Topography	Flat
Construction	Metal Frame
Foundation	Concrete Slab

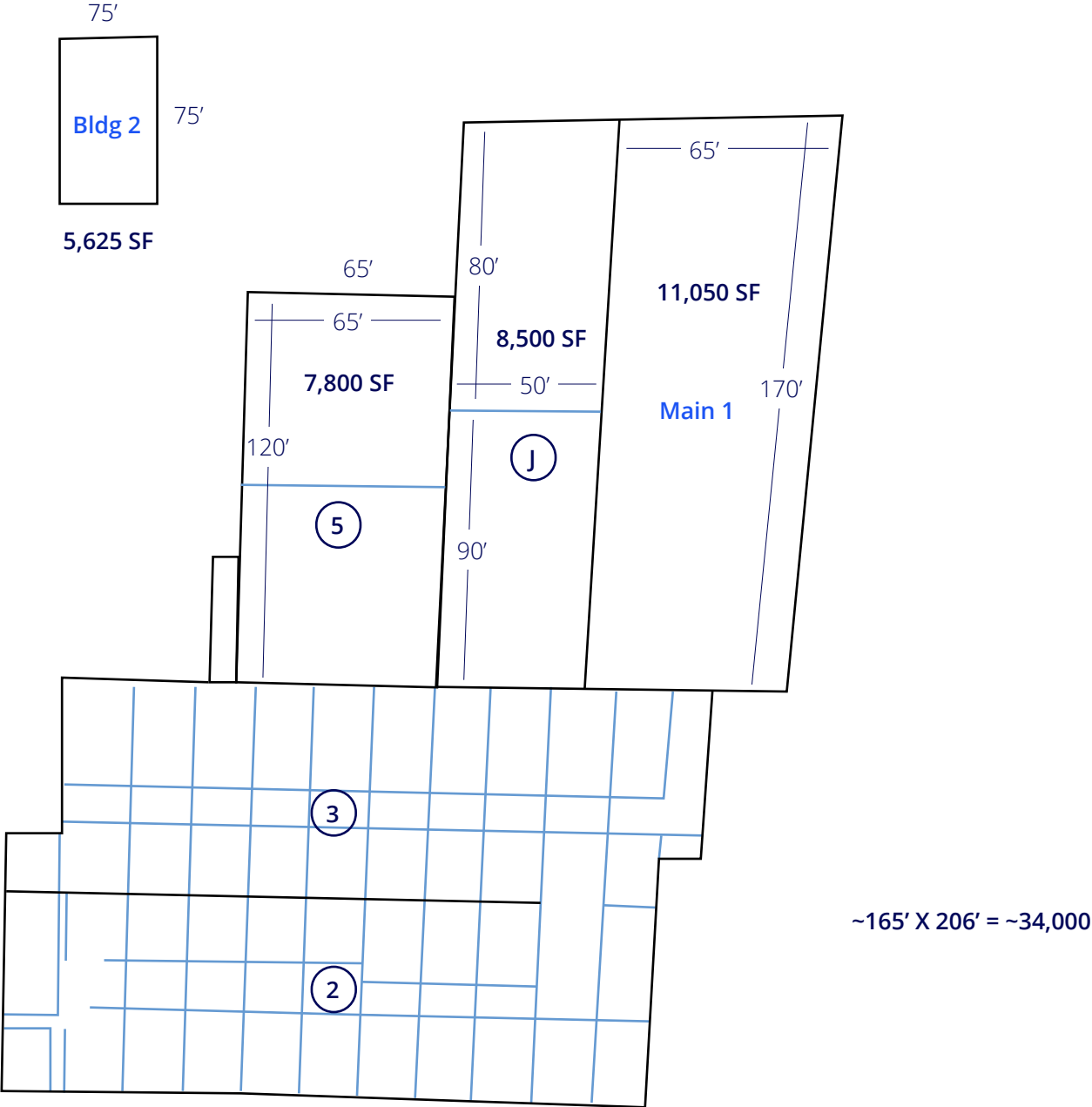
Executive Summary

PROPERTY HIGHLIGHTS

- Priced Below \$60/SF
- Private Warehouse Industrial Facility
- Heavy Power
- Month-to-Month Leases | Flexible Tenancy
- Over \$12,000/month Rental Income
- 10+ Bay Doors
- Two-Building Site with Excess Land
- Within 30 Minutes of Forest Grove, McMinnville, Newberg, and Sherwood
- Private Rural Setting
- Economic Growth Area Driven by Agriculture and Tourism



Site Plan

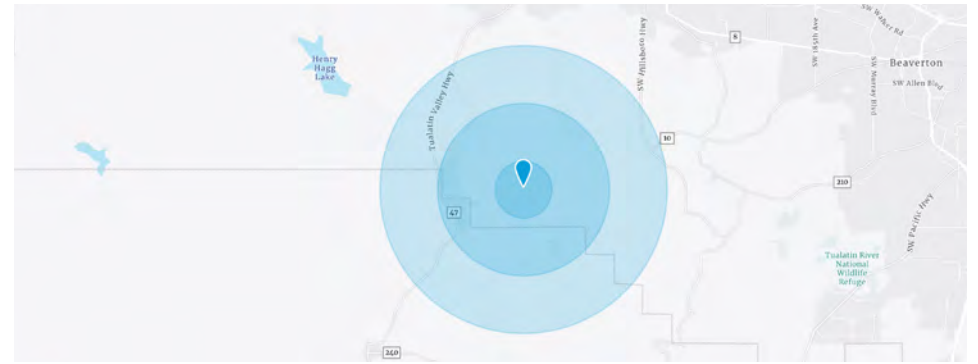


Area Demographics

Population Summary	1 Mile	3 Miles	5 Miles
2030 Projection	626	2,591	6,999
2025 Estimated	628	2,581	6,955
2000 Total Population	591	2,396	6,678

Household Summary	1 Mile	3 Miles	5 Miles
2030 Projection	219	944	2,560
2025 Estimated Households	219	935	2,524
2010 Households	206	880	2,418

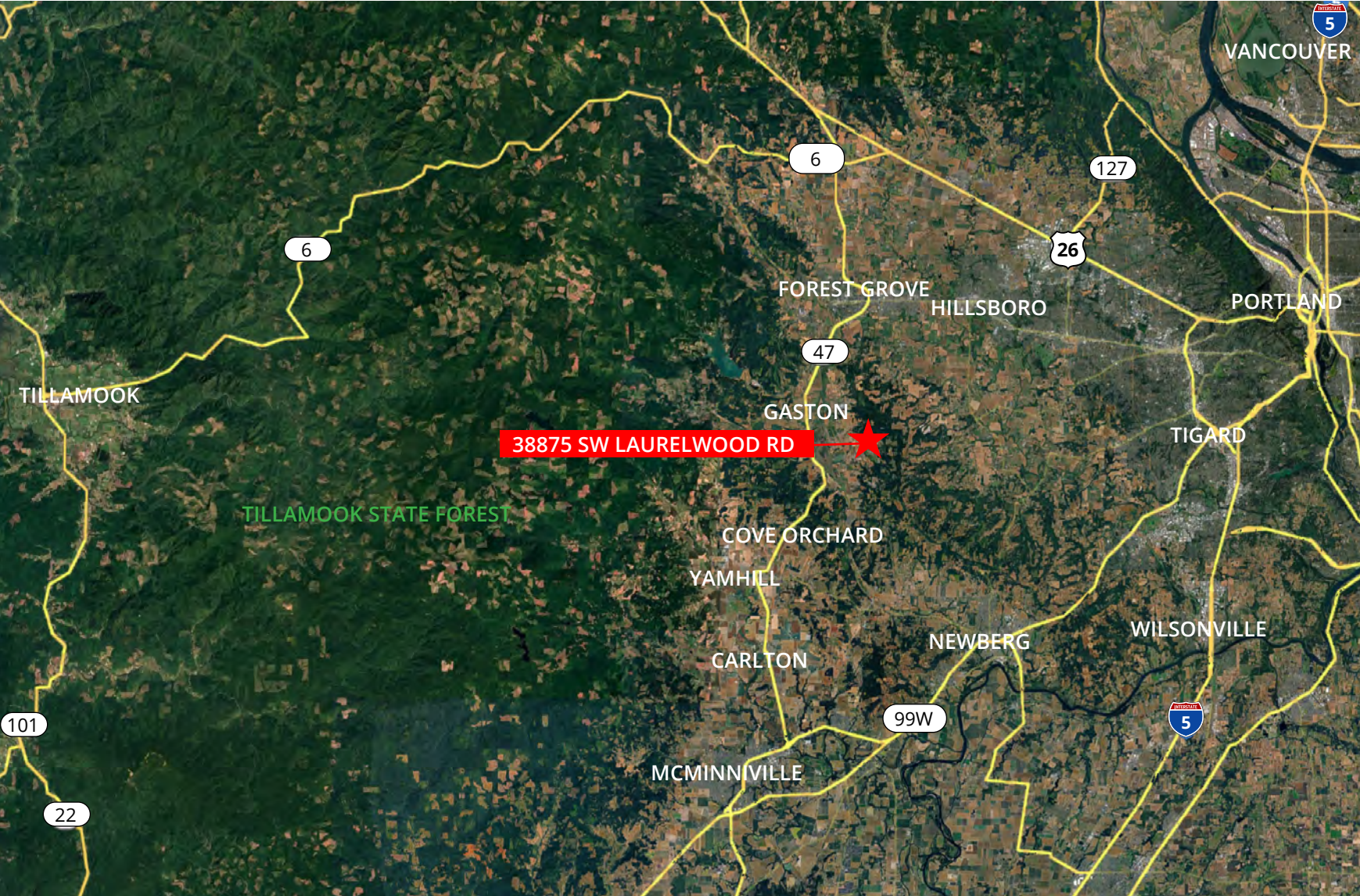
2025 Household Income	1 Mile	3 Miles	5 Miles
\$200,000+	23.7%	25.2%	24.6%
\$150,000 - \$199,999	12.3%	12.1%	12.0%
\$100,000 - \$149,999	25.6%	26.2%	26.2%
\$75,000 - \$99,999	10.5%	14.4%	15.1%
\$50,000 - \$74,999	14.6%	10.7%	10.8%
\$35,000 - \$49,999	3.2%	3.3%	4.6%
\$25,000 - \$34,999	0.5%	1.1%	1.1%
\$15,000 - \$24,999	1.4%	1.3%	1.6%
Less than \$15,000	7.8%	5.6%	4.0%
Average Household Income	\$155,864	\$161,621	\$159,237
Median Household Income	\$116,086	\$120,780	\$122,574
Per Capita Income	\$54,303	\$57,663	\$58,068



2025 Population by Age	1 Mile	3 Miles	5 Miles
2024 Estimated Population	629	2,581	6,954
Under 10 Years	12.7%	10.8%	9.4%
10 to 14 Years	4.9%	5.5%	6.0%
15 to 24 Years	8.1%	9.1%	9.4%
25 to 34 Years	8.7%	9.1%	9.4%
35 to 44 Years	13.7%	12.5%	12.5%
45 to 54 Years	11.9%	12.2%	12.6%
55 to 64 Years	14.3%	14.5%	14.6%
65 and over	15.9%	16.0%	15.8%
Median Age	46.4	47.2	47.7

2025 Population 25+ Education Level	1 Mile	3 Miles	5 Miles
Total	465	1,922	5,236
Less than 9th Grade	2.2%	1.3%	1.2%
9th - 12th Grade, No Diploma	8.0%	4.9%	4.3%
High School Graduate	12.7%	16.3%	21.5%
GED/Alternative Credential	2.6%	4.1%	3.3%
Some College, No Degree	19.6%	19.0%	20.8%
Associate Degree	5.8%	9.7%	10.2%
Bachelor's Degree	33.1%	30.7%	26.2%
Graduate/Professional Degree	16.1%	14.0%	12.5%

Area Drive Times



YAMHILL
11 miles | 15 mins

FOREST GROVE
10 miles | 16 mins

HILLSBORO
11 miles | 16 mins

CARLTON
14 miles | 20 mins

NEWBERG
15 miles | 20 mins

TIGARD
18 miles | 32 mins

MCMINNVILLE
21 miles | 32 mins

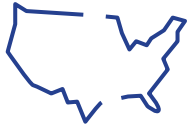
WILSONVILLE
23 miles | 40 mins

PORTLAND
24 miles | 50 mins

TILLAMOOK
62 miles | 75 mins

VANCOUVER, WA
30 miles | 75 mins

Area Overview



ONE OF THE BEST PLACES TO LIVE IN THE US

U.S. NEWS & WORLD REPORT, 2022-2023

Portland ranked highest in its desirability, quality of life, and job market.



TECH INDUSTRY

108,700+ tech employees in the Portland MSA



EDUCATION

51.9% of residents have a Bachelor's degree or greater



IN-MIGRATION

Portland is the #2 moving destination in the USA



UNEMPLOYMENT

Unemployment rate is 4.2% in the Portland MSA



BIKE-FRIENDLY

315+ miles of bike lanes throughout the city make it easy to get around by bicycle



PUBLIC TRANSIT

530+ square miles are served by various modes of public transportation



BEST AIRPORT

#2 Airport in the nation, ranked by Travel + Leisure 2022



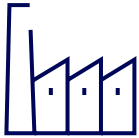
COMMUTE

The average commute time is 23.9 minutes, below the national average of 26.8 minutes.



Employment in Gaston

BUSINESSES & EMPLOYMENT



51
total businesses



346
total employees



71.3%
white collar jobs



28.6%
blue collar jobs



3.2%
unemployment rate

TOP 5 INDUSTRIES



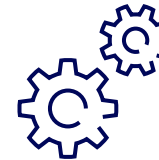
Administrative



Healthcare



Education



Retail Trade



Food Services

TOP EMPLOYERS





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