



FOR SALE

LEASED INDUSTRIAL INVESTMENT ON I-5

160-270 PARK DRIVE, CRESWELL, OR 97426

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

Leased industrial park with strong income located on I-5. 8.5% cap rate on in-place income with room for income growth. Rent roll and financial breakdown available upon request.

PROPERTY HIGHLIGHTS

- I-5 location
- Convenient truck access – Approx. 2 minutes from I-5 exit to site
- Strong tenant mix
- 8.5% cap rate on in-place NOI
- Room for income growth
- Professionally managed (included in NOI calculation)
- No Further Action letter (NFA) from DEQ ✓

OFFERING SUMMARY

Sale Price:	\$6,925,000
Building Size:	49,000 SF
NOI:	\$588,407.96
Cap Rate:	8.5%

POINT OF INTEREST

	DISTANCE
Highway 99	0.1 mi / 1 min
Interstate 5	0.4 mi / 2 min
Eugene	12.9 mi / 18 min
Salem	75.4 mi / 1 hr 16 min

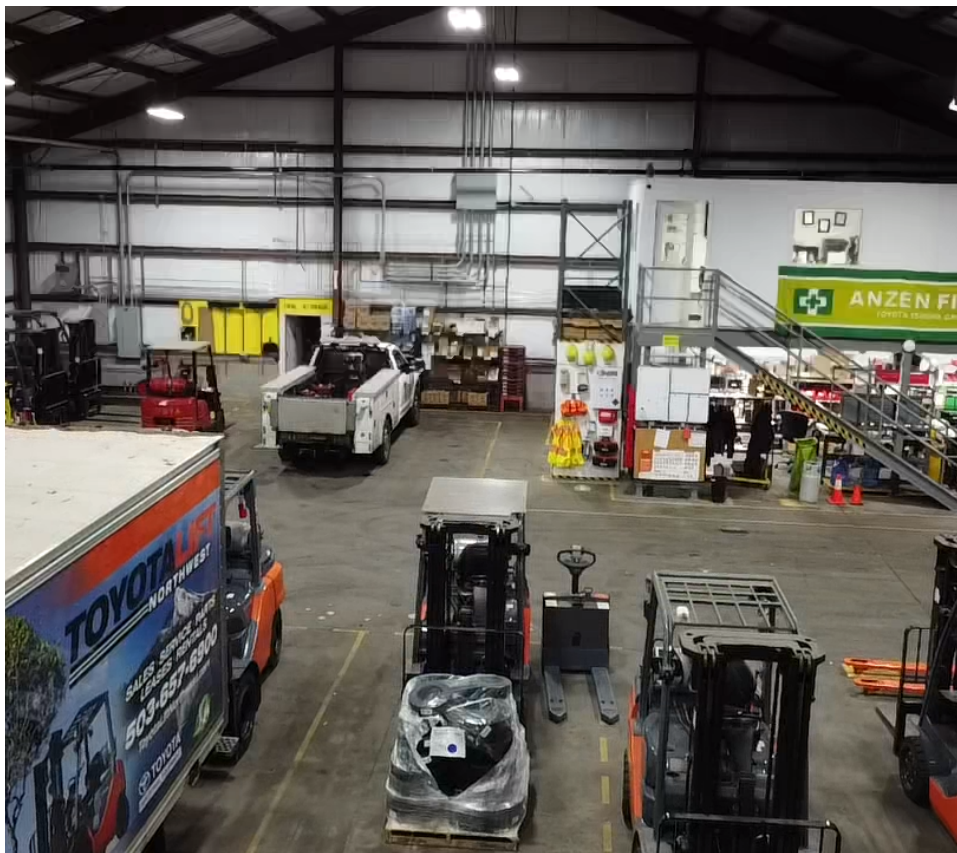


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