

An aerial photograph of an industrial park. A large, irregularly shaped vacant lot is outlined in red. The lot is mostly bare earth with some sparse vegetation. To the left of the lot, there are several industrial buildings and parking lots. To the right, there are more industrial buildings and a parking lot. The lot is situated near a road that runs diagonally across the image. The background shows a dense forest.

— FOR SALE

Odell Industrial Park

NEAL CREEK MILL ROAD
HOOD RIVER, OR 97031

—
OFFERING MEMORANDUM

CONFIDENTIALITY & DISCLAIMER

Confidentiality & Disclaimer

This Offering Memorandum has been prepared by the Port of Hood River to assist qualified prospective purchasers in evaluating the potential acquisition of the Odell Industrial Park on Neal Creek Mill Road in Hood River, OR 97031. It is provided for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy the Property.

By accepting this memorandum, the recipient agrees to hold it in strict confidence, to use it solely for evaluating the Property.

The information herein has been obtained from sources deemed reliable; however, no warranty or representation, express or implied, is made as to its accuracy or completeness. All information, dimensions, and projections are subject to change or withdrawal without notice. Information may be incorrect.

All prospective buyers or any parties interested in the property should conduct their own independent investigation of the Property and should not make any decisions based on the information contained herein.

OFFERING MEMORANDUM

Table of Contents

01	Executive Summary	05	Parcel Map
02	Property Overview	06	Location & Market Overview
03	Property Photos	07	Surrounding Area
04	Property Highlights	08	Contact

Executive Summary

The Port of Hood River is pleased to present the opportunity to acquire the Odell Industrial Park property, an 11-acre industrial land offering at Neal Creek Mill Road in Hood River, OR 97031.

The site is composed of four parcels totaling approximately 479,160 square feet of raw land.



479,160

Approx Land Area (SF)

11.00

Approx Land Area (AC)

Property Overview

Property Name	Odell Industrial Park
Address	Neal Creek Mill Road Hood River, OR 97031
Asset Type	Industrial Land
Land Area	479,160 SF (11 Acres)
Land	Raw Land
Zoning	Industrial



Property Photos



Property Highlights

- 11-acre industrial land composed of four parcels, approximately 479,160 square feet in total
- Located in Odell, within the Hood River Valley, roughly 10 minutes south of Hood River
- Zoned for industrial use



Parcel Map



Location & Market Overview

Hood River sits along the Columbia River at the heart of the Columbia River Gorge, roughly 60 miles east of Portland, Oregon. The city anchors a regional economy built on outdoor recreation, tourism, agriculture, and a growing base of small manufacturers and craft enterprises.

The Property sits in Odell, a rural community in the Hood River Valley roughly ten minutes south of the City of Hood River, surrounded by the orchards and agricultural operations that define the valley economy. This is a supply-constrained submarket where developable industrial land is limited.



Surrounding Area



Contact

For additional information, to request diligence materials, or to arrange a property tour of Odell Industrial Park, please contact the offering representative below.

Amanda Rose

Director of Real Estate · Port of Hood River

(541) 386-5116 Amanda.Rose@portofhoodriver.com

