



FOR SALE

2083 NE COLVIN CT

MCMINNVILLE, OR 97128

TYLER DEAN

503.972.7278

tyler@macadamforbes.com

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

24,600 SF warehouse and office on a 4.58-acre industrial site in McMinnville. The warehouse features a clear span of 24' - 34' clear height with four oversized grade-level doors. The stand-alone office building features 3,600 SF on two floors with ample parking. The large site provides unique surplus outdoor storage and loading capability.

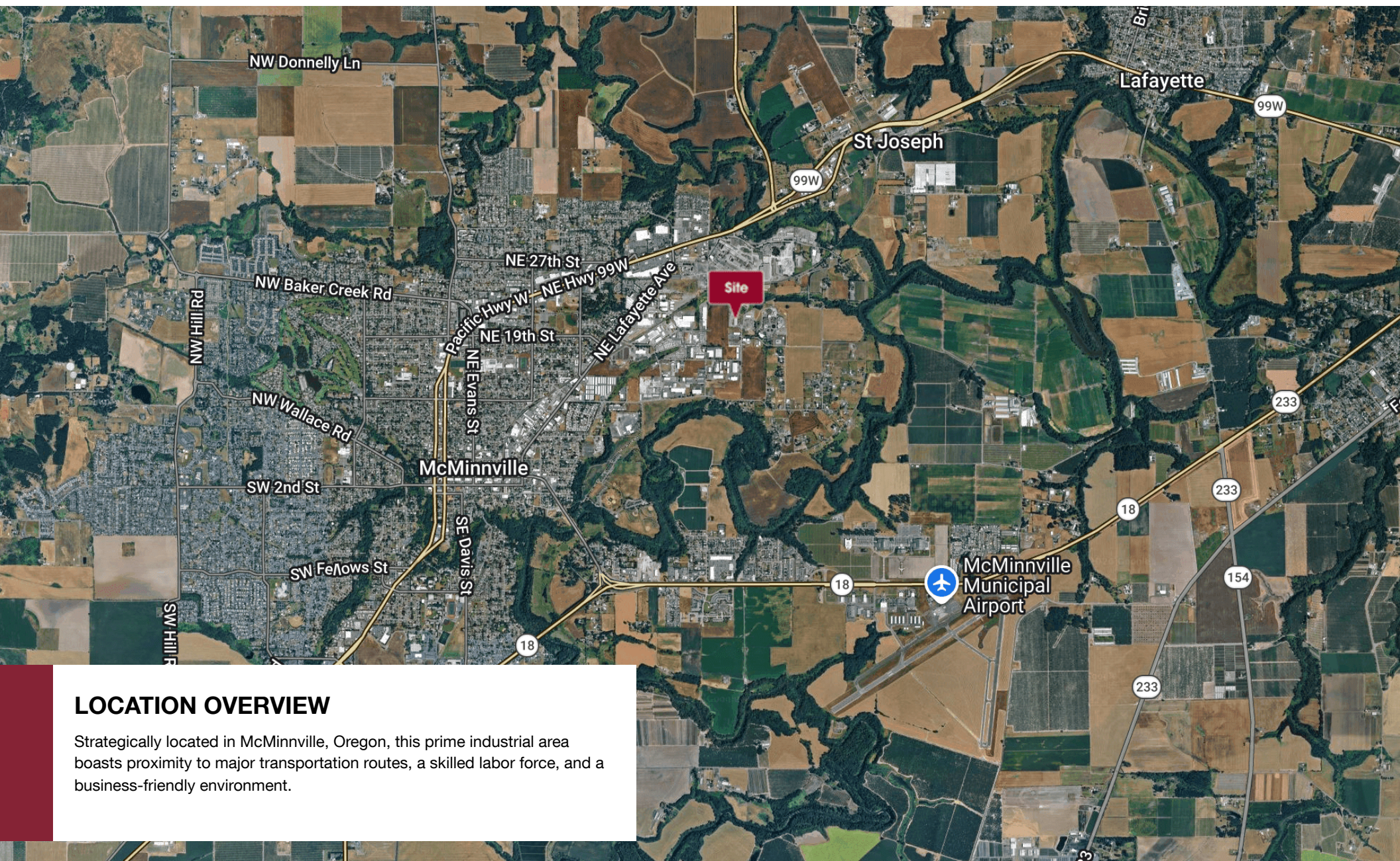
OFFERING SUMMARY

Sale Price:	\$3,900,000
Main Lot Size:	4.58 Acres
Total Building Size:	24,600 SF
Office Size:	3,600 SF
Loading:	4 Grade Doors
Zoning:	M-2 City of McMinnville
Additional 1.3 Acre Lot Price:	Call For Pricing

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LOCATION OVERVIEW

Strategically located in McMinnville, Oregon, this prime industrial area boasts proximity to major transportation routes, a skilled labor force, and a business-friendly environment.

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