



RUTLEDGE
PROPERTY GROUP

POWERED BY
PLACE

BROKERED BY
exp
REALTY

FOR SALE



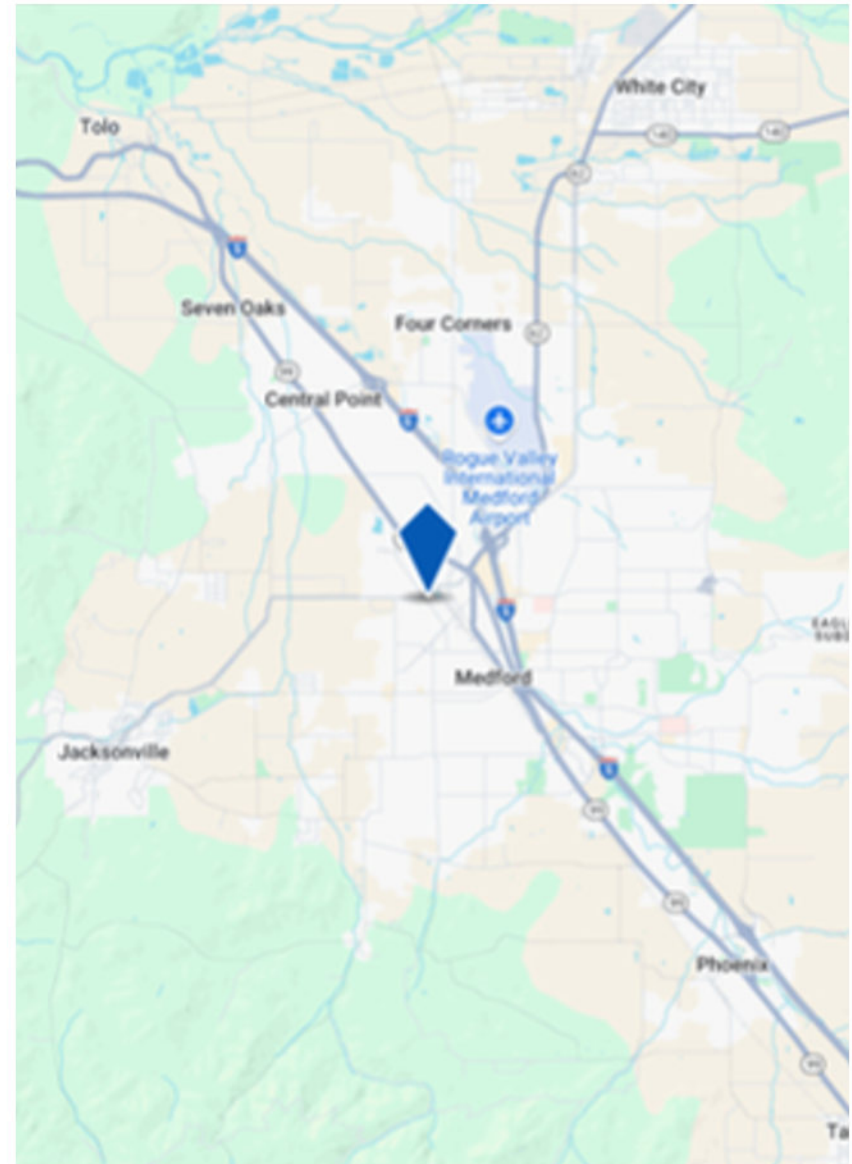
Kirtland Rock Industrial Park

117 Trout Way White City, OR

FOR INFORMATION: ADAM RUTLEDGE | 541.890.4876 | ADAM@541SOLD.COM

PROPERTY FACTS

Price	\$999,999
Price Per SF	\$132
Sale Type	Owner/Occ or Investment
Cap Rate	TBD
Property Type	Industrial
Property Subtype	Warehouse/Manufacturing
Building Class	A
Lot Size	0.46 AC
Rentable Building Area	7,560 SF
No. Stories	1
Year Built	2019
Parking Ratio	1/1,000 SF



KIRTLAND ROCK INDUSTRIAL PARK - FOR SALE

INVESTMENT SUMMARY

- Clear Span Building Built in 2019
- Ready for 2 separate tenant spaces
- 800 AMP 3 Phase Power
- Income Property or Owner Occupied opportunity

EXECUTIVE SUMMARY

Industrial building for sale with paved parking, landscaped, and fenced 7,560 sf (135'x56') with three 14'x14' roll up doors, Office area with mini-split and a ADA restroom. The building has 800 amp 3 phase power. Building was designed to allow two separate spaces in the future with the placement of a sewer line to inside the west end of the building. This would allow for two separate tenant spaces with separate bathrooms.

UTILITIES

- Lighting
- Gas
- Water
- Sewer
- Heating

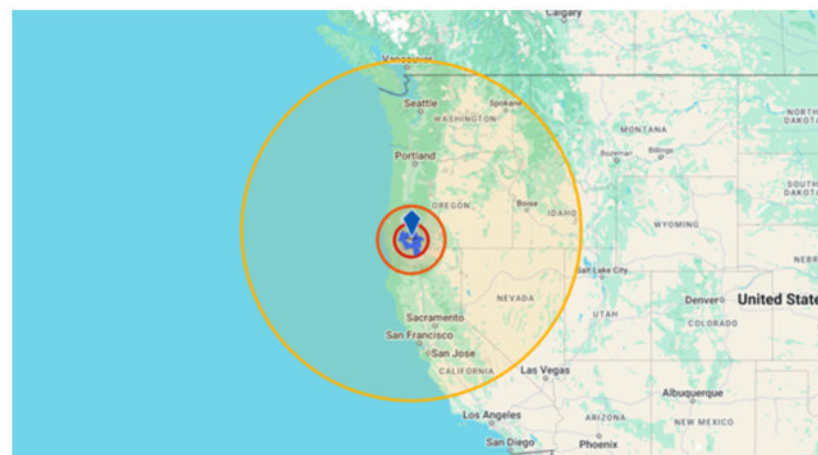


KIRTLAND ROCK INDUSTRIAL PARK - FOR SALE

REGIONAL ACCESSIBILITY

CITY	POPULATION	MILES	DRIVE TIME
Portland	653,115	273	5 h 23 m
Sacramento	508,529	312	5 h 53 m
San Francisco	883,305	364	6 h 54 m
San Jose	1,030,119	398	7 h 32 m
Seattle	744,955	445	8 h 44 m
Fresno	530,093	478	9 h 7 m

ACCESS AND LABOR FORCE	10 MILES
Total Population	159,174
Total Labor Force	75,842
Unemployment Rate	4.04%
Median Household Income	\$64,864
Warehouse Employees	9,345
High School Education Or Higher	90.90%



KIRTLAND ROCK INDUSTRIAL PARK - FOR SALE

PROPERTY TAXES

Parcel Number	10989193
Land Assessment	\$93,230 (2024)
Improvements Assessment	\$674,660 (2024)

Total Assessment	\$764,240 (2024)
Annual Taxes	\$12,817.92 (\$1.69/SQFT)
Tax Year	2024

ZONING

I-G (The I-G district provides land for industrial uses in which production and processing activities involve a degree of noise, vibration, air pollution.) Focuses on production, processing, warehousing, and outdoor storage. Examples include lumber products, food manufacturing, and electronic equipment.

REMARKS

This property consists of 1 steel building on 1 tax lot totaling 7560 SQFT gross rentable area on a .46 Ac lot zoned IG (General Industrial). The property is currently vacant. It is ready to be leased out as-is or can be demised into two spaces.



KIRTLAND ROCK INDUSTRIAL PARK - FOR SALE

AERIAL



KIRTLAND ROCK INDUSTRIAL PARK - FOR SALE

AERIAL



KIRTLAND ROCK INDUSTRIAL PARK - FOR SALE