

3.61 ACRES OF FLAT GREENFIELD INDUSTRIAL LAND



 503-983-4405

 markshadrin@bhhsnwrep.com

 www.goodhomebroker.com



AVAILABLE FOR SALE

3.61 ACRES

COMMERCIAL / INDUSTRIAL LAND

Hansard AVE Lebanon, OR 97355

SUMMARY

City Information

About the property

Business Opportunities

Zoning and Utility Maps

**New Developments and
attractions nearby**

Nearby Locations

Investor Benefits

Conclusion



LEBANON, OR

“BRIDGES TO THE PAST, GATEWAYS TO THE FUTURE”

Located in Linn County, approximately 80 miles south of Portland and 35 miles east of the Oregon Coast.

The city offers a business-friendly environment, modern infrastructure, and a supportive community. Lebanon's strategic location, surrounded by major economic centers like Portland and Salem, positions it as a prime investment opportunity. Secure your place in Lebanon's industrial landscape, where the past paves the way for a prosperous future.



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ABOUT

THE PROPERTY

3.61 acres of flat greenfield industrial land annexed into the City of Lebanon and positioned within one of the Mid Willamette Valley's fastest growing industrial corridors. Located apx 8 miles from I5 with convenient access via US Hwy 20 and OR Hwy 34, the property offers efficient transportation connections to PDX, Salem, Eugene, the Oregon Coast, and eastern Oregon. The region also benefits from rail service, supporting a wide range of manufacturing, warehousing, and distribution operations.

OFFERED AT:

\$699,000



📞 503-983-4405

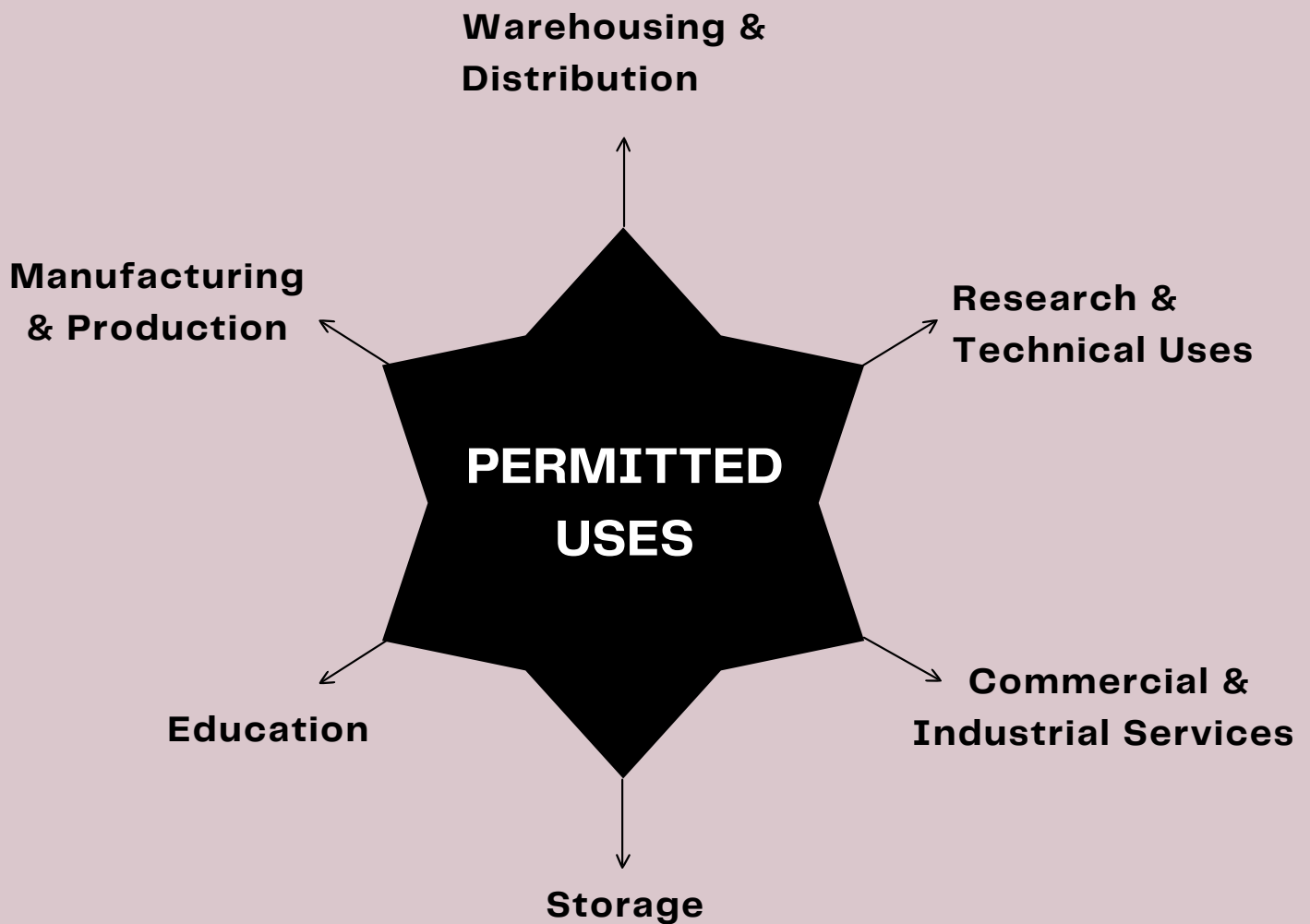
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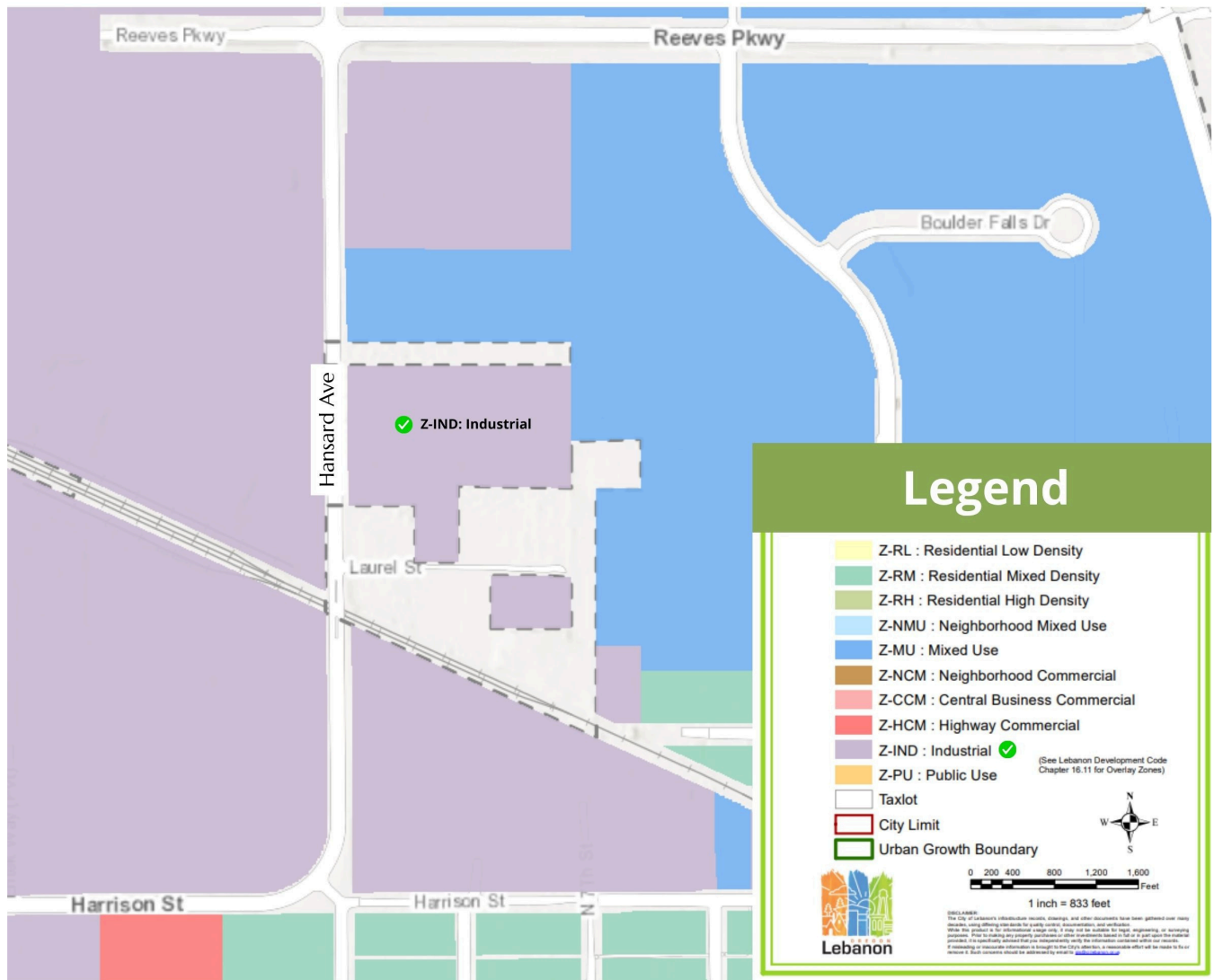
BUSINESS OPPORTUNITIES

The property is zoned Industrial (Z-IND) and the following uses are explicitly permitted or described as allowed:



ZONING & UTILITY MAPS

Zoning Map



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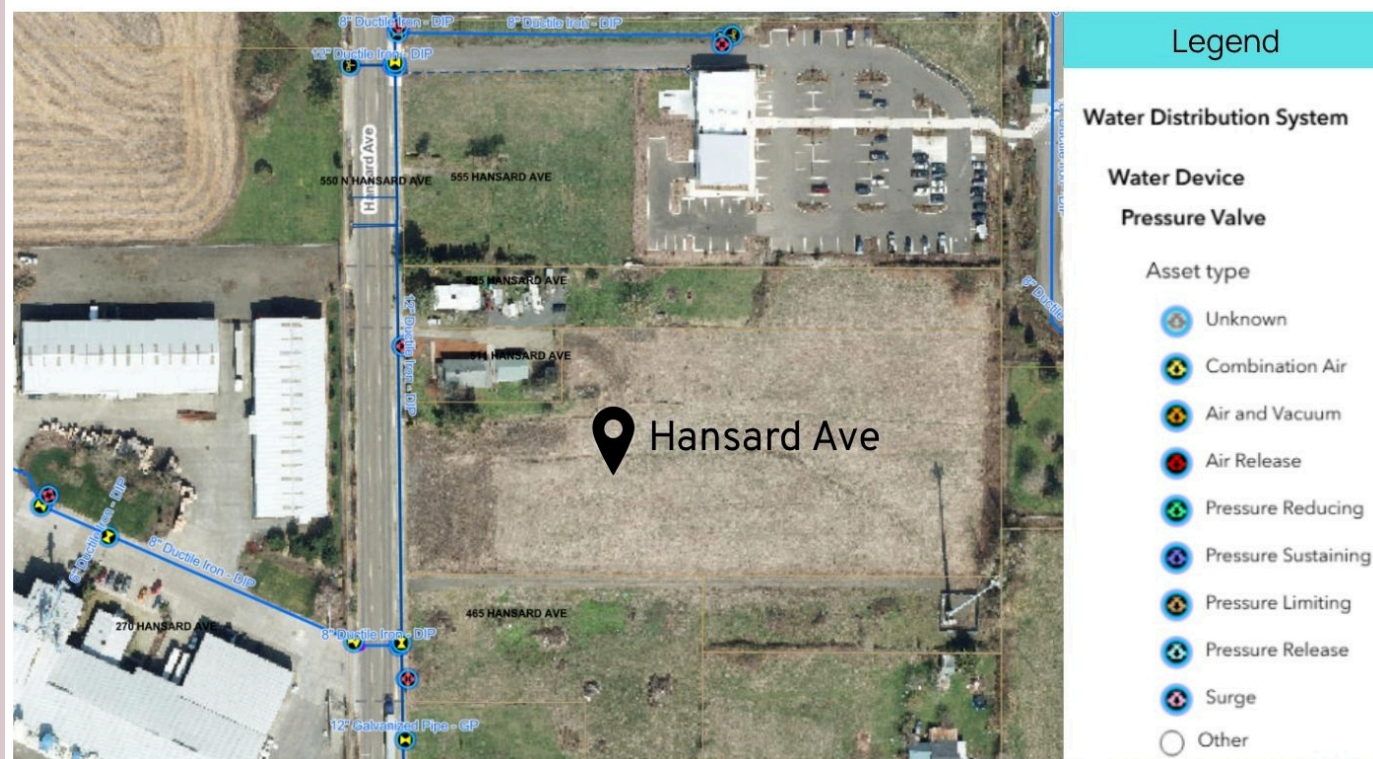
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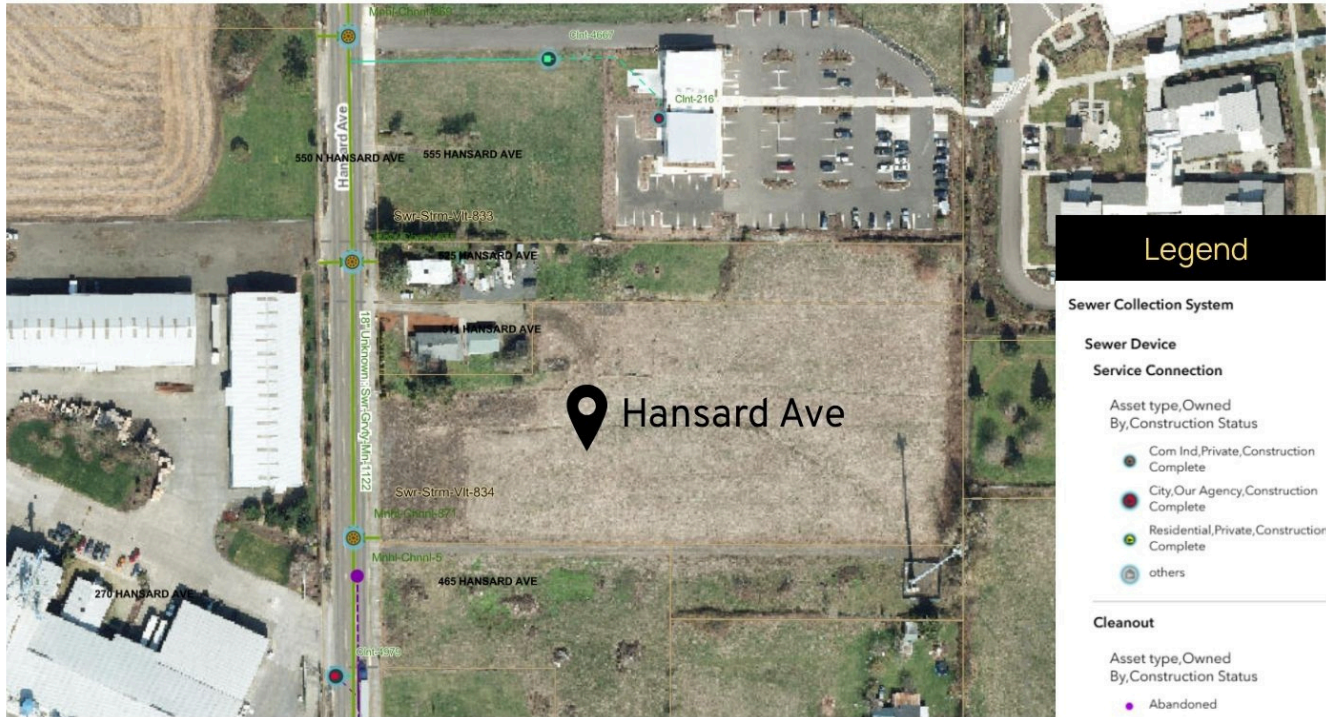


The property is served by substantial utility infrastructure, including a 12-inch water main, 18-inch sanitary sewer, and 12-inch storm system located in the street or stubbed to the parcel, providing a strong foundation for future development.

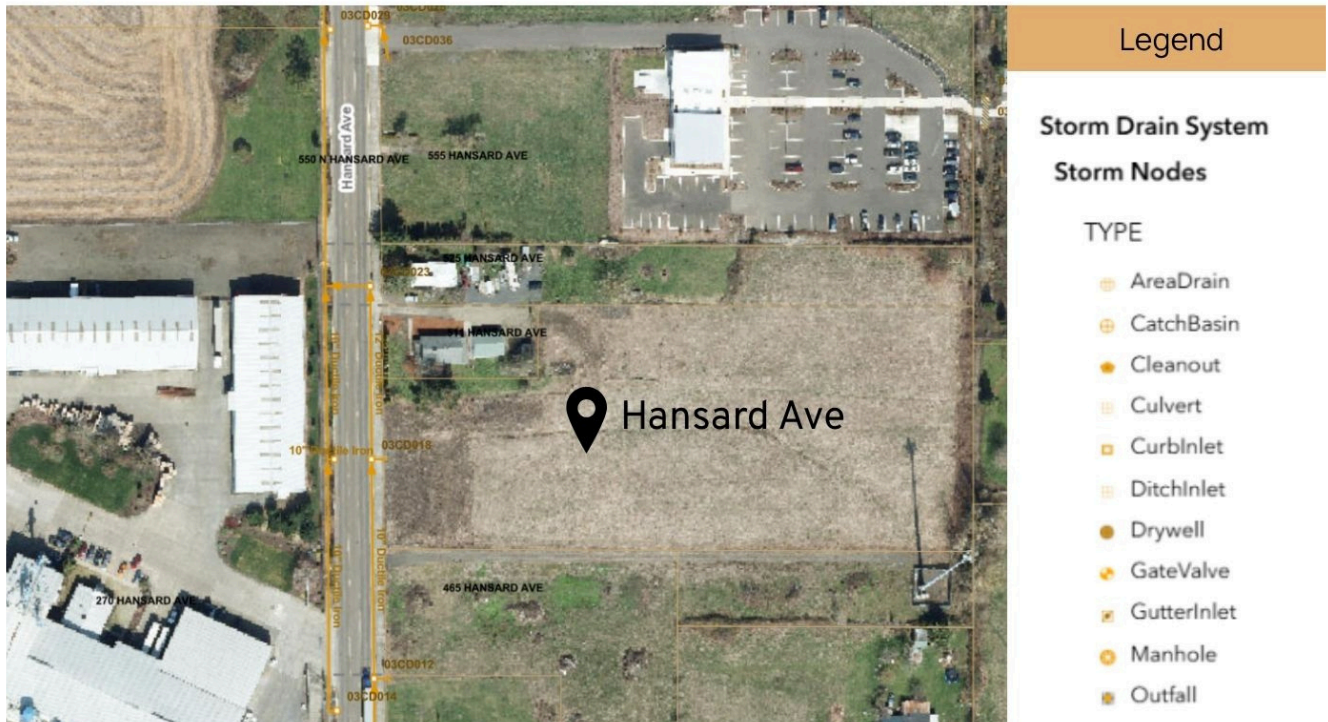
Water Map



Sewer Map



Storm Map



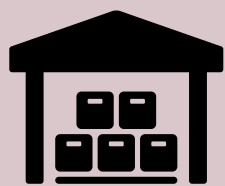
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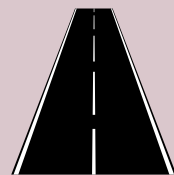
NEIGHBORING DEVELOPMENTS AND ATTRACTIONS NEARBY



Lebanon Storage



I-5, Hwy 210
& US-20



Newly Improved
Streets



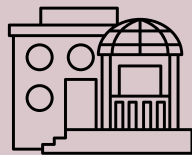
Western University
of Health Sciences



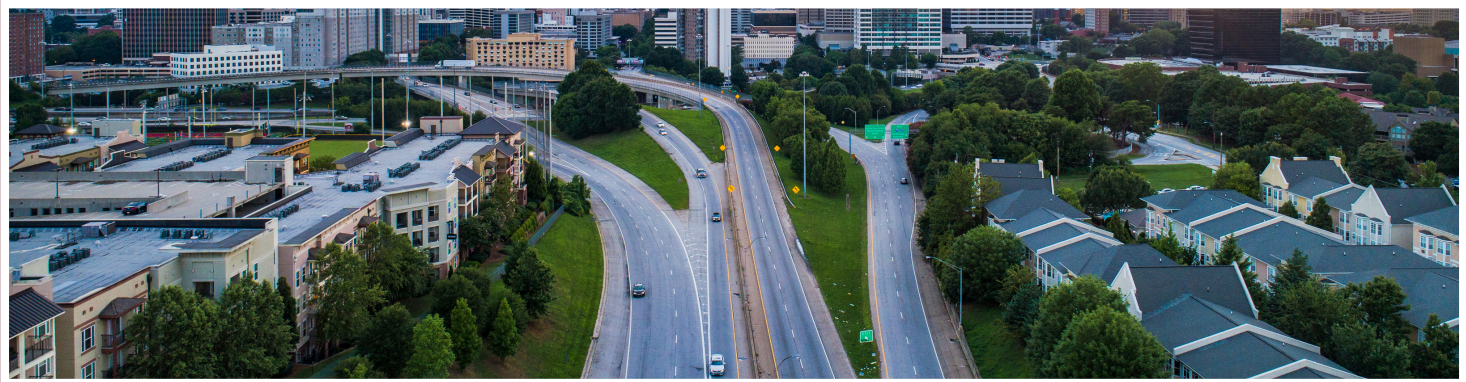
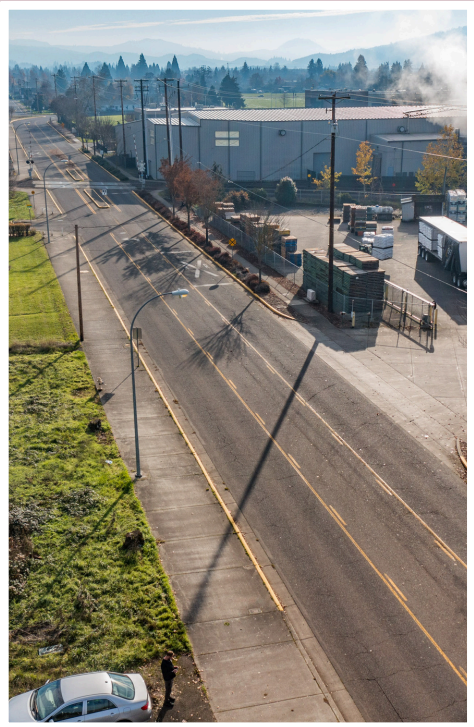
Albany & Eastern
Railroad Co.



Lowe's Regional
Distribution Center



Downtown Area



NEARBY LOCATIONS

FOOD & ENTERTAINMENT

- Brick Downtown Events and More!
- UFO Thai Food
- Robin's Northside Bar & Grill
- Santiam Place Wedding & Event Hall
- and more..

SCHOOLS

- Pioneer Elementary School
- Seven Oak Middle School
- Lebanon High School
- and more..

PARKS AND RECREATION

- River Park
- Bob Smith Memorial Park
- Lebanon Racquetball Club
- Lebanon Community Pool
- and more..

ACTIVITIES

- Lebanon Indoor Shooting Range
- Lebanon Public Library
- Lebanon Strawberry Festival
- and more...

OTHER NECESSITIES

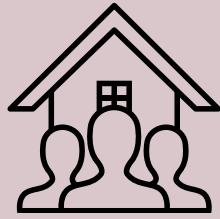
- Portland International Airport
- Samaritan Lebanon Community Hospital
- Paws Animal Hospital
- Multiple Pharmacy Stores
- and more...



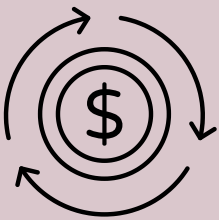
INVESTOR BENEFITS



Prime Location



Diverse Tenant Base



Strong ROI



Future Growth



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MAKE A SMART MOVE !

With industrial-ready infrastructure, flexible Industrial (Z-IND) zoning, and a strategic location serving the Willamette Valley and beyond, this property is uniquely positioned to support your next phase of growth. Development-ready sites of this quality and scale are becoming increasingly scarce. Contact us today to learn more, schedule a property tour, and discover how this exceptional industrial opportunity can support your business or investment objectives.



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HATHAWAY**
HOMESERVICES

REAL ESTATE
PROFESSIONALS

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