



LAWRENCE POTTS

Commercial Real Estate Advisor

541-450-1861
lawrence@strongerrealestate.com
www.strongerrealestate.com

MULTI-TENANT INDUSTRIAL INVESTMENT OPPORTUNITY

10466 SUNNYSIDE ROAD SE | JEFFERSON, OREGON 97352

FOR SALE



PROPERTY SUMMARY

Multi-tenant industrial property offering warehouse, office, and fenced yard space with convenient access to I-5 and visibility to over 70,000 vehicles per day. Flexible industrial zoning accommodates a variety of permitted uses, making the property ideal for investors or owner-users. Offering an attractive in-place cap rate, the established tenant mix, functional layout, excellent access, and strategic Mid-Willamette Valley location create a compelling investment opportunity.

PROPERTY HIGHLIGHTS

- Multi-tenant industrial investment
- Attractive in-place cap rate
- I-5 frontage with over 70,000 vehicles per day
- Approximately 0.9 miles from I-5 interchange
- Functional warehouse, office, and fenced yard
- Flexible Industrial zoning for a variety of uses
- Established tenant base
- Excellent owner-user or investment opportunity

OFFER SUMMARY

\$	LIST PRICE	\$2,600,000
📈	CAP RATE	8.00%
🏢	BUILDING SIZE	26,416 SF
📏	LOT SIZE	1.24 AC (54,014 SF)
🏠	ZONING	INDUSTRIAL

RENT ROLL (MONTHLY)

TENANT	SF	LEASE EXPIRATION	MONTHLY RENT	ANNUAL RENT (GROSS SCHEDULED)	RENT PSF
Sharpcor Inc	12,970	3/31/2030	\$9,990.14	\$119,881.68	\$0.77
Wood R&D	4,346	7/31/2026	\$6,200.00	\$74,400.00	\$1.43
Rewine	8,200	1/31/2029	\$2,639.00	\$31,668.00	\$0.32
TOTAL	25,516 SF		\$18,829.14	\$245,200.00	\$0.96

ANNUAL INCOME & EXPENSES

GROSS SCHEDULED RENT	\$245,200.00
OPERATING EXPENSES	
Property Management	\$7,106.55
Lawn & Mowing	\$4,800.00
Insurance	\$8,556.00
Repairs	\$351.00
Bank / Payment Fees	\$6.47
Property Taxes	\$14,645.42
TOTAL OPERATING EXPENSES	\$35,465.44
NET OPERATING INCOME (NOI)	\$209,734.56



LIST PRICE
\$2,600,000



CAP RATE
8.00%



NOI
\$209,735



PRICE / SF
\$98.41



LOCATION MAP



DISTANCE TO:

I-5 INTERCHANGE
Approx. 0.9 miles
2 min drive

SALEM
Approx. 12 miles
18 min drive

ALBANY
Approx. 18 miles
22 min drive

PORTLAND METRO
Approx. 55 miles
50 min drive

TRAFFIC COUNT



I-5 JEFFERSON HWY
TO DELANY RD

62,000
VEHICLES PER DAY
(2024 ODOT COUNT)

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Total Population	588	884	1,139
Average Age	41.4	43.7	47.4
Average (Male)	42.0	44.6	48.7
Average (Female)	37.8	40.4	44.6
HOUSEHOLDS & INCOME	1 MILE	3 MILE	5 MILE
Total Households	301	454	588
# of Persons per HH	2.0	1.9	1.9
Average HH Income	\$39,690	\$41,293	\$43,774
Average House Value	\$140,245	\$156,765	\$184,918

Jefferson is a charming city located in Marion County, Oregon, known for its small-town atmosphere and rich agricultural history. Situated in the Willamette Valley, Jefferson benefits from the fertile soil and mild climate that support a variety of crops and local businesses. With easy access to I-5, the property offers the perfect balance of rural setting and regional connectivity.