



FOR SALE OR LEASE



291 COMMERCIAL PARKWAY, MOLALLA, OR

Manufacturing Facility Available

44,100 SF | 3.73 AC

Sale Price \$6,300,000 | Lease Rate \$0.75 Shell / \$1.10 Office NNN

291 Commercial Parkway, Molalla, OR

- Heavy power
- Available November 1
- Can be fully enclosed

DANIEL HELM, SIOR

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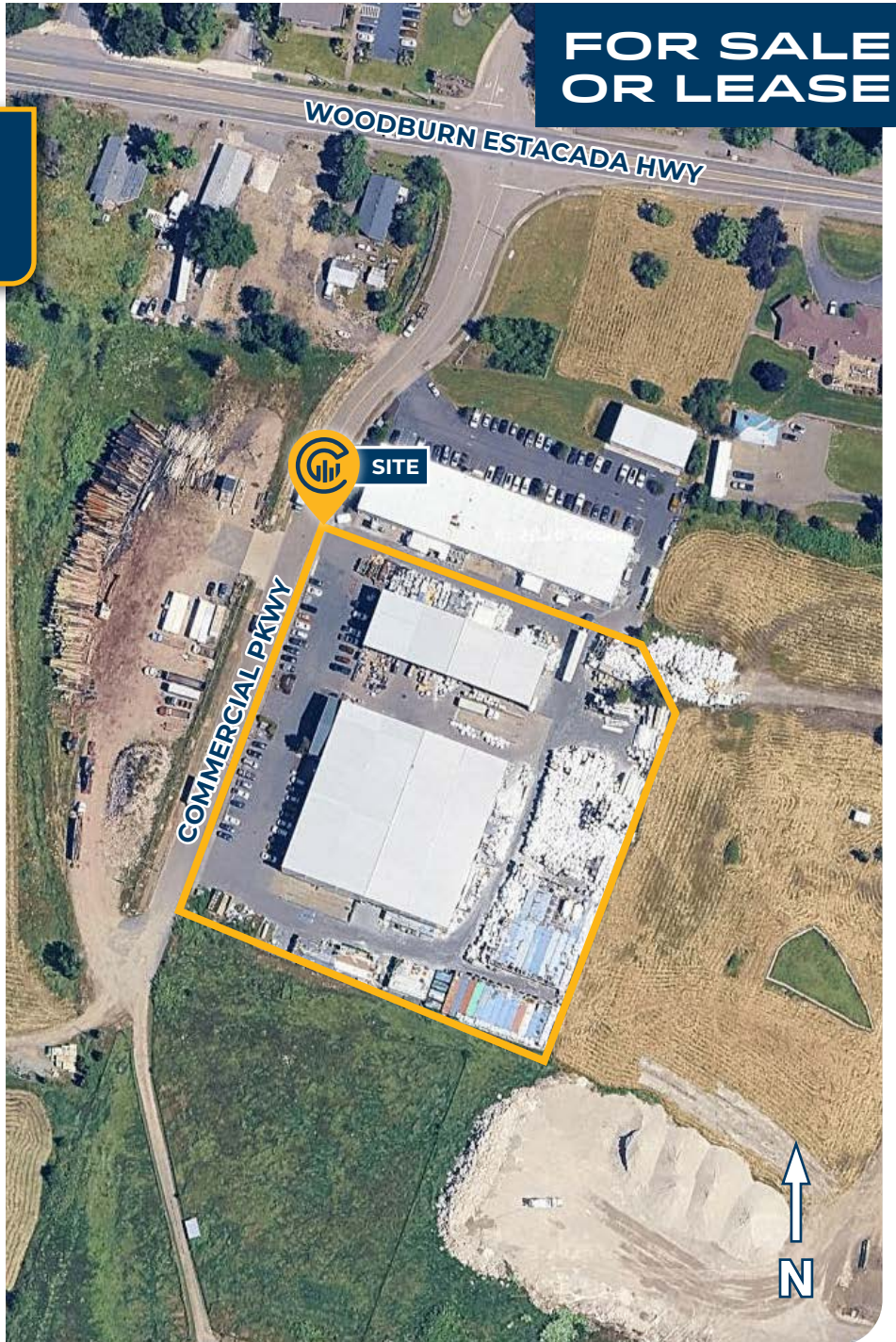
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PROPERTY SUMMARY



**FOR SALE
OR LEASE**

PROPERTY DETAILS

Address	291 Commercial Parkway Molalla, OR 97038
Shell SF	44,100
Office SF	3,150 (2-Story)
Main Shell SF	33,300
North Shell SF	10,800
2nd Story Office SF	1,350
Total Bldg SF	45,450
Open Area SF	10,800
Potential Total SF	56,250



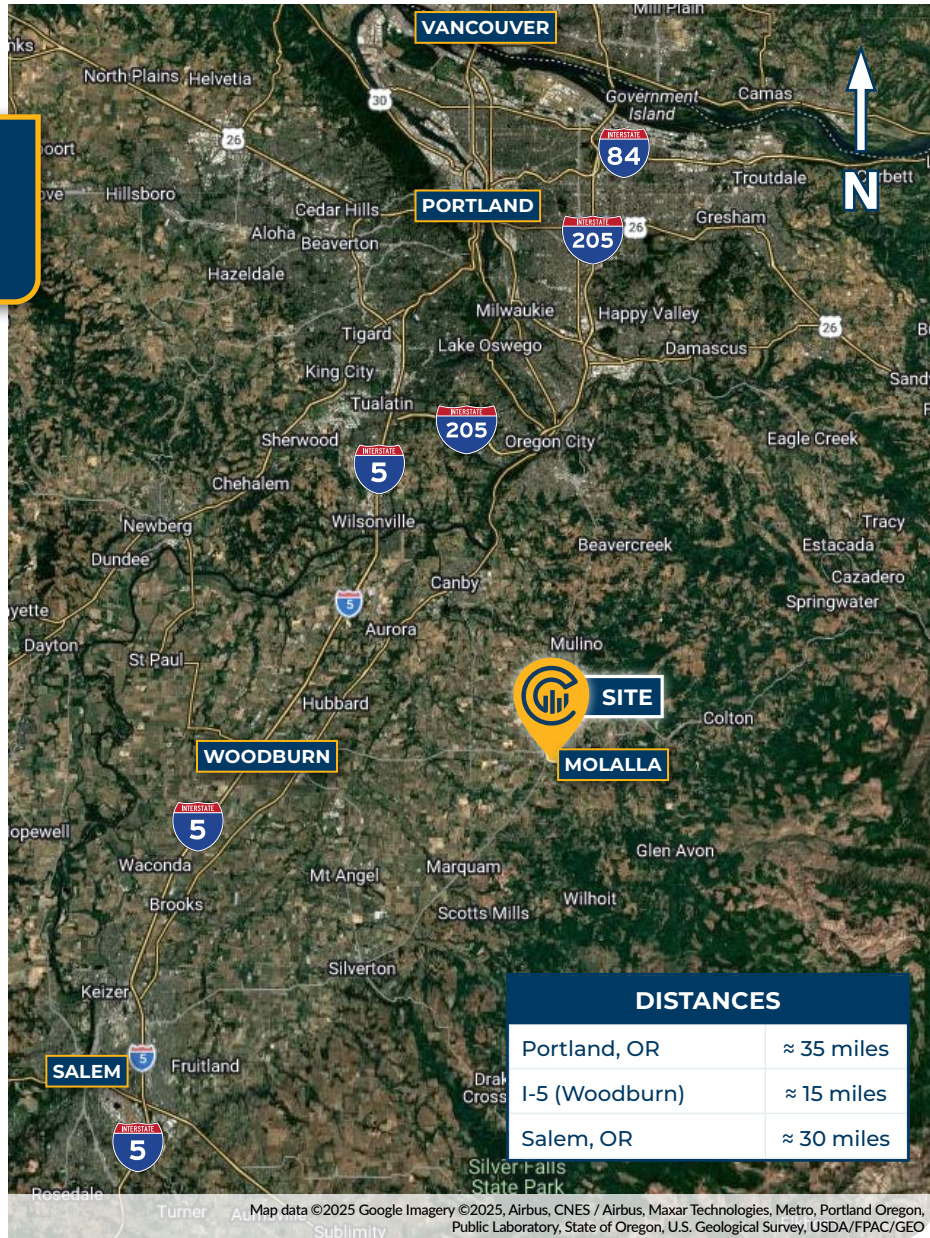


PHOTOS





LOCAL AERIAL MAP



DISTANCES	
Portland, OR	≈ 35 miles
I-5 (Woodburn)	≈ 15 miles
Salem, OR	≈ 30 miles

PROPERTY DETAILS

Address	291 Commercial Parkway Molalla, OR 97038
Year Built	2007
Land Area	3.73 AC
Office Details	• 2 Restrooms • Furniture Stays
Shop Details	• 2 Restrooms • Racking Stays
Construction	• Metal with Pony Wall • Interior Demising Wall
Clear Height	26' - 30'
Floor Thickness	6"
Column Spacing	60' x 30'
Power	3,000 Amp Panel @ 480 Volts
Sprinkler System	Dry
Lighting	LED
Exhaust Fans	4
Loading	4 Dock High Positions • 2 Interior Dock-High, Pit-Mounted • 2 Exterior - Edge Of Dock 2 Grade Doors • 14'H x 18'W • 12'H x 14'W
Truck Scale	1
Marked Parking Spaces	42
Zoning	Heavy Industrial (M-2)
Available	November
Sale Price	\$6,300,000
Lease Rate	\$0.75 / \$1.10 NNN

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