

# FOR LEASE or FOR SALE

## INDUSTRIAL MANUFACTURING & WAREHOUSE

### 500 E. Illinois Street, Newberg, Oregon

Building 103,723SF & lot size 5.59 acres

MANUFACTURING WAREHOUSE OFFICE RAILROAD SPUR 3-PHASE PWR 1400 kVA  
OVERHEAD-CRANES GENEROUS PARKING CLOSE TO GEORGE FOX UNIVERSITY & HWY 99W

#### *Perfect for an Owner-user or Investor!*

The property is a +/-103,723 SF industrial building that is situated on 5.59 acres.

Currently the building is fully leased to PPM Technologies through January 2027 and an early-release may be available.

The building is zoned M2, Light Industrial (City of Newberg) Enterprise Zone

The building offers clear door heights ranging from 8' to 26'. There are nine grade-level doors, two dock-high doors, ample 3-phase power 1400 kVA and ~11.4% office build-out with +/-1 acre of the 5.59 acre parcel that is available for development.



*5.59 acre parcel in Newberg, Oregon with +/-103,723 SF industrial building*

CRANES - 5 bridge cranes and 5 jib cranes with weight capacities from 3 to 5 tons among 10 cranes.

RENOVATED in 2020 and it has a **modern exterior-look** and updated office and lobby area. It has a large, paved work yard/ample truck loading and 149 paved parking spaces. The building is "Sprinklered" with both a wet and dry system. Cooler space is available. The building is served by **Union Pacific Railroad** and has a railroad spur with an elevated loading platform that has two rail-loading doors. CNC ready. Media Blast booths available too.

**The property is considered a part of the Portland metropolitan area.** Newberg is a fast-growing, dynamic community with a high standard of livability and is known as the "gateway to Oregon Wine Country".

#### **Lease Terms:**

\$1.00 /SF (average) for manufacturing, warehouse and office space.

\$ .50/SF for basement and loft storage.

\*Final rent subject to tenant's use, area & amount of space occupied, & lease term

#### **Sale Price:**

\$10,600,000 (\$103/SF) Cash at closing. Buyer to accommodate Seller's 1031

\*\*Note: All sizes and dimensions are approximate.

**Owners willing to pay a commission of 2 ½ % of sale price to buyer's and/or lessee's broker**

For Information contact Andre or Kathy Meyer 503-899-7552 [andremeyerfarms@gmail.com](mailto:andremeyerfarms@gmail.com)

NEWBERG INDUSTRIAL PARK 500 E. Illinois St. Newberg, Oregon