



FOR SALE

INDUSTRIAL LOTS IN WIDE RANGE OF SIZES

545 W MAIN ST, MOLALLA, OR 97038

SALE PRICE
See Table

TOTAL LOT SIZE
19.9 AC

CLAYTON MADEY, SIOR
503.972.7277
clayton@macadamforbes.com

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

Industrial lots available in a wide range of sizes, down to 1.4 acres. The sites will be served with Molalla municipal utilities. Seller will construct the internal roadway.

Seller is able to construct a building on the site(s) for a fee after the land has been purchased. Building pricing to be provided based on Buyer's site plan.

Land is also available immediately for short-term yard leasing.

PROPERTY HIGHLIGHTS

- Owner-user opportunities
- Central location
- Each lot has approx. 1MW, 3-Phase power
- Plat plan has been adopted by the City
- Lots can be purchased alone or in combination with other lots

OFFERING SUMMARY

Sale Price:	See Table on Page 3
Lot Size:	19.9 Acres
Smallest Available Lot:	1.4 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,625	3,250	4,250
Total Population	4,323	8,768	11,396
Average HH Income	\$77,853	\$77,559	\$77,016



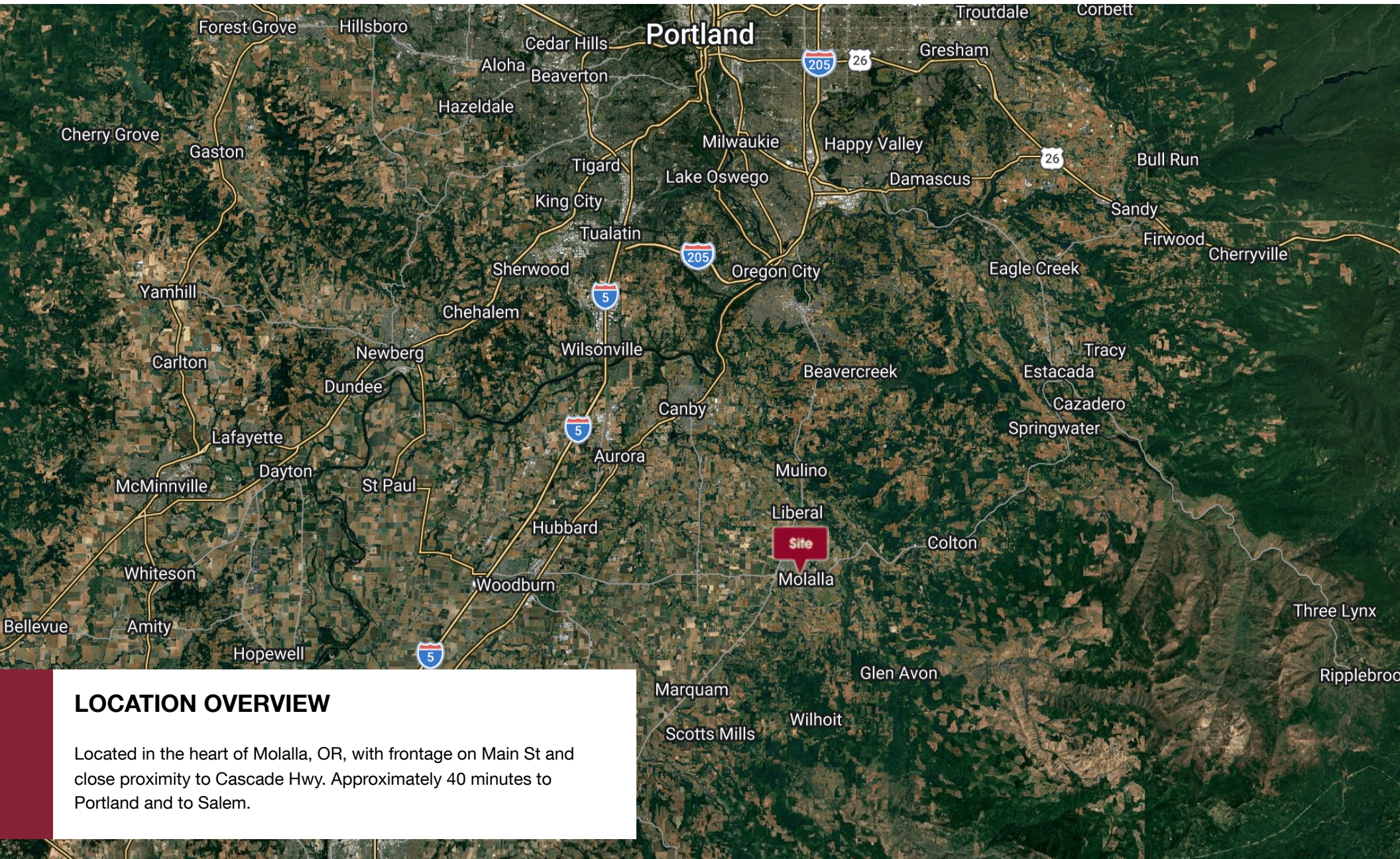
CLAYTON MADEY, SIOR
503.972.7277 | clayton@macadamforbes.com



LOT NUMBER	LOT SIZE	ASKING PRICE
Lot 1:	1.536 Acres	\$959,423.78
Lot 2:	1.513 Acres	\$945,721.42
Lot 3 (SOLD):	1.516 Acres	\$1,217,961.43
Lot 4 (SOLD):	1.541 Acres	\$1,233,112.95
Lot 5:	1.45 Acres	\$1,161,505.97
Lot 6:	1.757 Acres	\$1,406,299.36
Lot 7:	1.984 Acres	\$1,241,247.70
Lot 8:	1.562 Acres	\$976,942.72
Lot 9:	1.403 Acres	\$877,482.21
Lot 10 (SALE PENDING):	1.295 Acres	\$810,118.23
Lot 11:	2.395 Acres	\$3,500,000.00
Lot 12: (SOLD):	1.936 Acres	\$1,210,499.89

CLAYTON MADEY, SIOR

503.972.7277 | clayton@macadamforbes.com



LOCATION OVERVIEW

Located in the heart of Molalla, OR, with frontage on Main St and close proximity to Cascade Hwy. Approximately 40 minutes to Portland and to Salem.

CLAYTON MADEY, SIOR

503.972.7277 | clayton@macadamforbes.com