



FOR LEASE



NEWPORT AIRPORT INDUSTRIAL PHASE I

Lease Build-To-Suit

3,000 SF - 70,000 SF

110 Southeast 84th Street, Newport, OR

Located adjacent to the Newport Municipal Airport and just off Hwy 101, this 10.74-acre site offers exceptional access to Oregon's central coast communities. Now available for build-to-suit lease, the first phase will feature a $\pm 70,000$ SF warehouse tailored to tenant needs to include potential cold storage, with additional phases planned for future expansion. Ideal for distribution and logistics users seeking regional connectivity and long-term growth potential, all leases are offered on a triple net (NNN) basis. Lease rates are negotiable and will be based in part on tenant creditworthiness.

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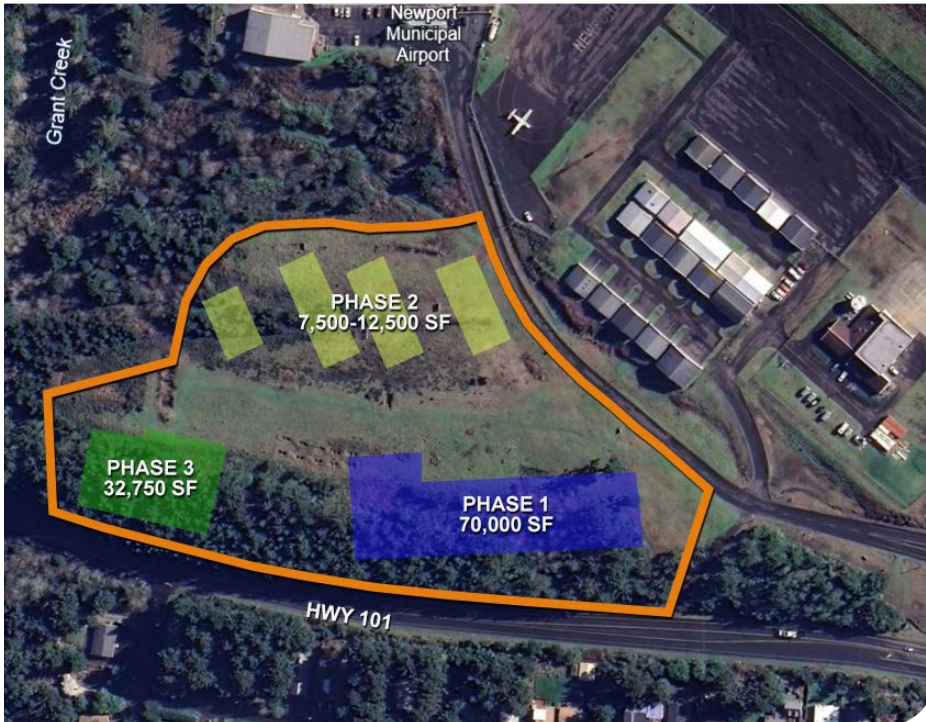
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PROPERTY SUMMARY

FOR LEASE



OFFERING SUMMARY

Lease Rate	Contact Listing Broker
Phase 1 SF	3,000 SF - 70,000 SF
Lot Size	10.74 Acres
Zoning	P1
Market	Newburg
Submarket	Airport
APN	R196396

Property Description

Located adjacent to the Newport Municipal Airport and just off Hwy 101, this 10.74-acre site offers exceptional access to Oregon's central coast communities. Now available for build-to-suit lease, the first phase will feature a ±70,000 SF warehouse tailored to tenant needs to include potential cold storage, with additional phases planned for future expansion. Ideal for distribution and logistics users seeking regional connectivity and long-term growth potential, all leases are offered on a triple net (NNN) basis. Lease rates are negotiable and will be based in part on tenant creditworthiness.

Location Description

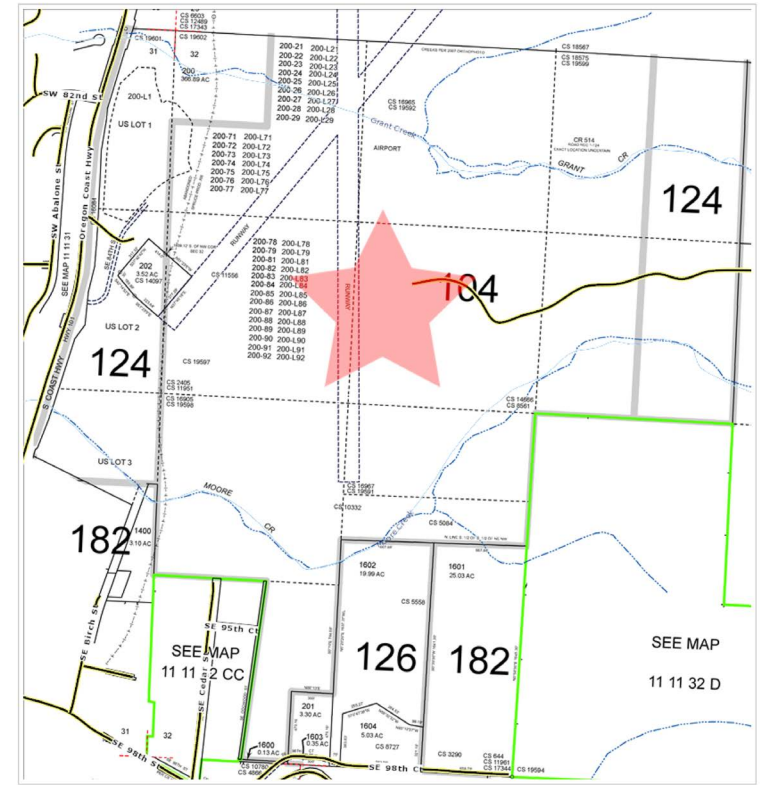
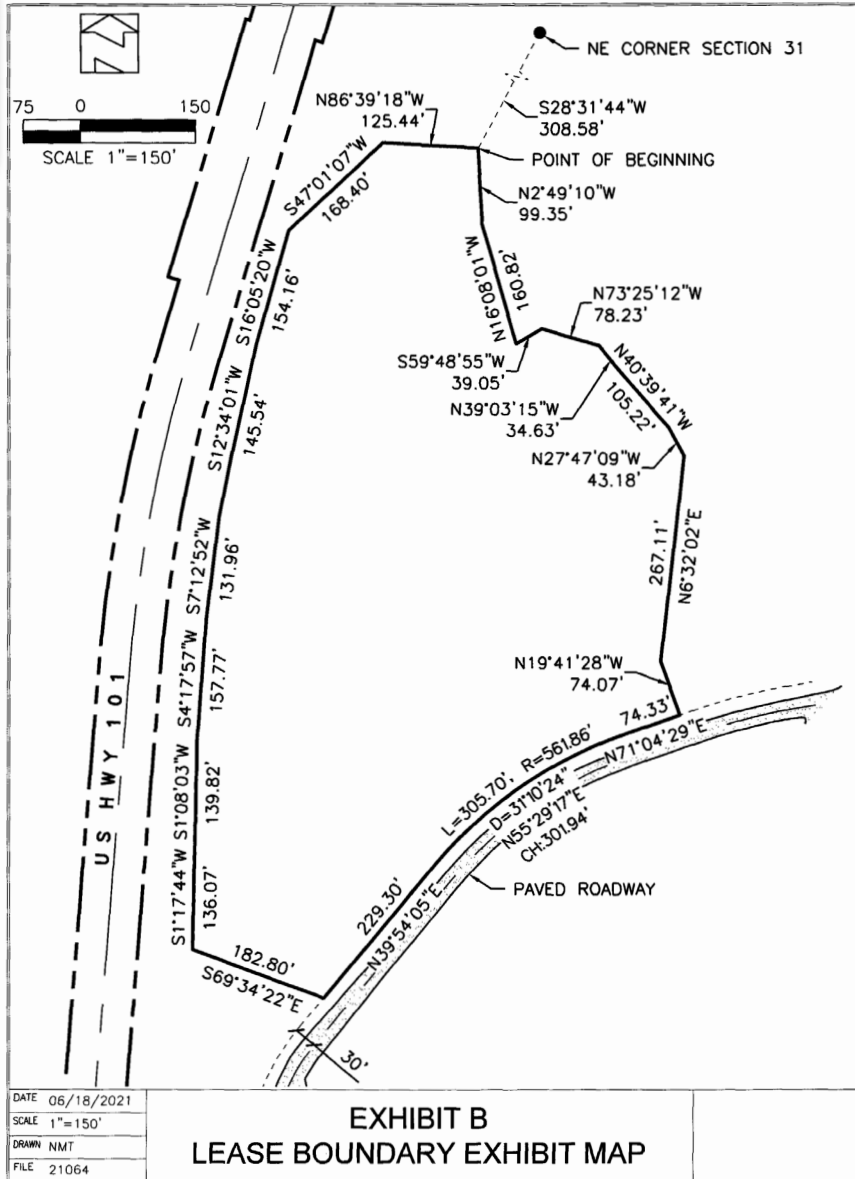
Newport Municipal Airport (ONP) is situated on the southern edge of Newport, Oregon, just east of U.S. Highway 101 and approximately three miles from downtown Newport. The airport's main entrance connects directly to Highway 101, offering prime visibility and easy access for distribution traffic. Nestled between the Pacific Ocean to the west and the Coastal Range to the east, ONP sits at about 161 feet elevation. Its location makes it a strategic gateway to central coast towns like Florence and Tillamook and supports industries such as tourism, fishing, maritime research, and NOAA operations. This phased industrial park and 70,000 sq ft build-to-suit warehouse will leverage this connectivity to 101 and local highways, enhancing regional distribution capabilities while tapping into coastal economic activity.

Property Highlights

- Prime location for high visibility.
- Ample parking for employees and customers.
- Easy access to major transportation routes.
- Highly customizable space for various uses.

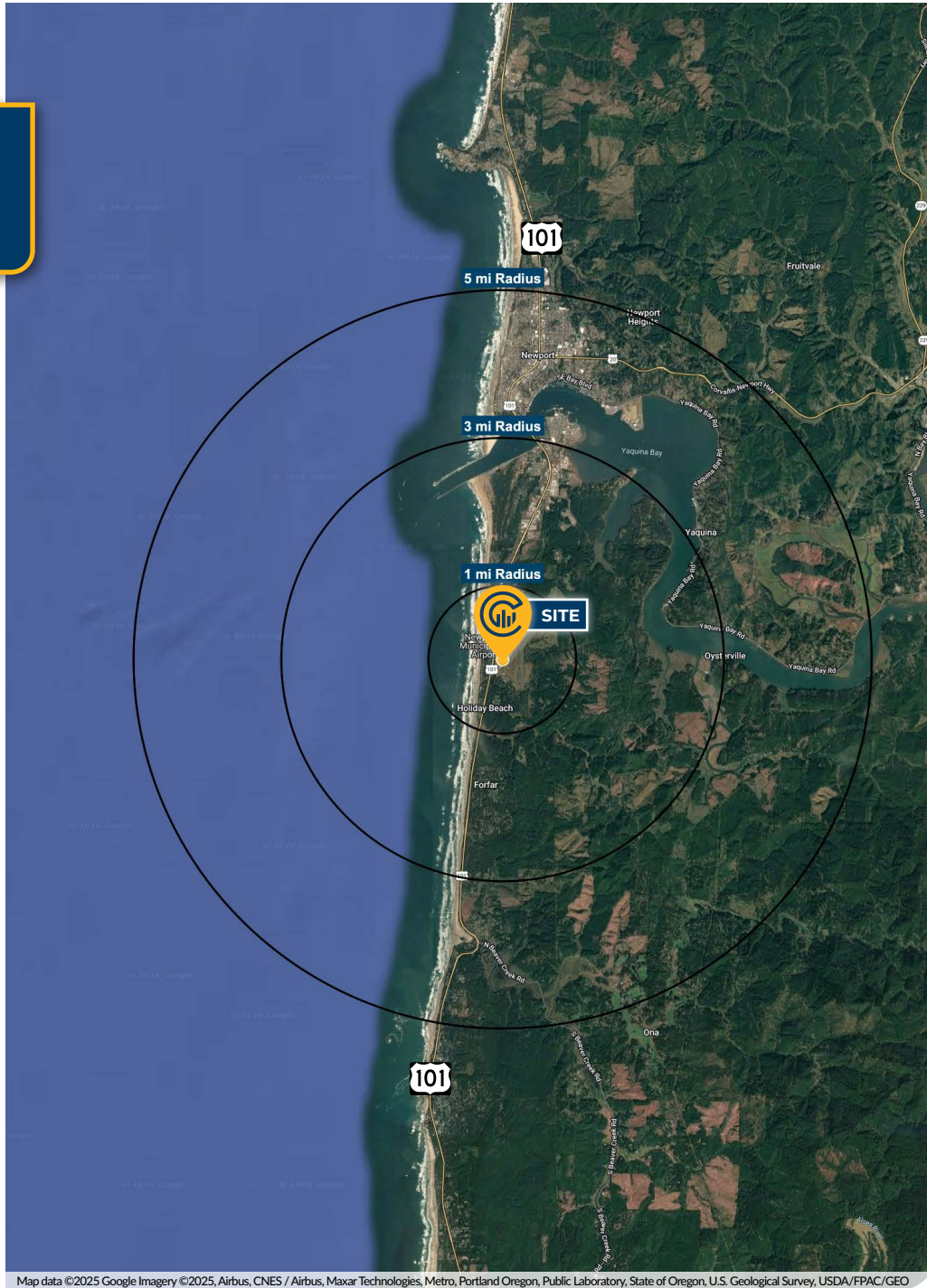


BOUNDARY/PLAT





DEMOGRAPHICS MAP & REPORT



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	486	1,834	8,403
2030 Projected Population	477	1,801	8,150
2020 Census Population	378	1,731	8,787
2010 Census Population	341	1,563	8,578
Projected Annual Growth 2025 to 2030	-0.4%	-0.4%	-0.6%
Historical Annual Growth 2010 to 2025	2.8%	1.2%	-0.1%
Households & Income			
2025 Estimated Households	232	873	3,715
2025 Est. Average HH Income	\$107,278	\$106,918	\$95,725
2025 Est. Median HH Income	\$82,506	\$82,109	\$67,783
2025 Est. Per Capita Income	\$51,359	\$51,126	\$42,580
Businesses			
2025 Est. Total Businesses	9	102	817
2025 Est. Total Employees	48	835	6,487
Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1			

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