



SPRING 2026 AUCTION

NO STARTING BIDS AND NO HIDDEN RESERVES!

14.4± acre Shovel-Ready Industrial Site near Amazon Data Center, FedEx Terminal, and Walmart Distribution Center

HERMISTON, OREGON



- Strategic location to both I-84 / I-82, providing excellent access to Pacific Northwest markets
- Corporate Seller has reduced price from \$1,350,000 to \$695,000, or less than \$1.15 per sq. ft.!

Sealed Bids Due June 3, 2026

Broker Cooperation Invited

Catalog #2602 and Bid Package #101 available by contacting:

1-800-845-3524

or info@rmnrw-auctions.com

Auction Conducted By:

Realty Marketing/Northwest

1155 SW Morrison St., Portland, Oregon 97205



PUBLISHED RESERVE: \$695,000 / \$1.15 square foot

LAST ASKING: \$1,350,000

SIZE: 14.4± Acres

ZONING: HI (Heavy Industrial)

PROPERTY INSPECTION: At any time

FINANCING: None – All Cash

DESCRIPTION: This 14.4± acre shovel-ready industrial site in Hermiston, along Highway 207 near I-84, Exit 182, had been occupied by Shearer's Foods manufacturing facility, which ceased operation in February 2022 after a fire destroyed the plant. The site was cleared, and is ready for development. The corporate seller has reduced price from \$1,350,000 to \$695,000, or \$1.15 square foot, to accelerate a sale, providing a low cost industrial site with a location strategic to both I-84 and I-82. There is also excellent access to the Port of Morrow 21 miles west of Hermiston, Oregon's dominant food and seed processing center. Distribution and freight facilities operated by Walmart, FedEx, and UPS are located nearby, along with Bishops Central Storehouse of LDS Church. Amazon established a major data center hub in Hermiston three miles west of the Auction Property. The city of Hermiston is planning to expand 810± acres to accommodate further data center development.

Lamb Weston has recently invested in its Hermiston plant to keep up with demand.

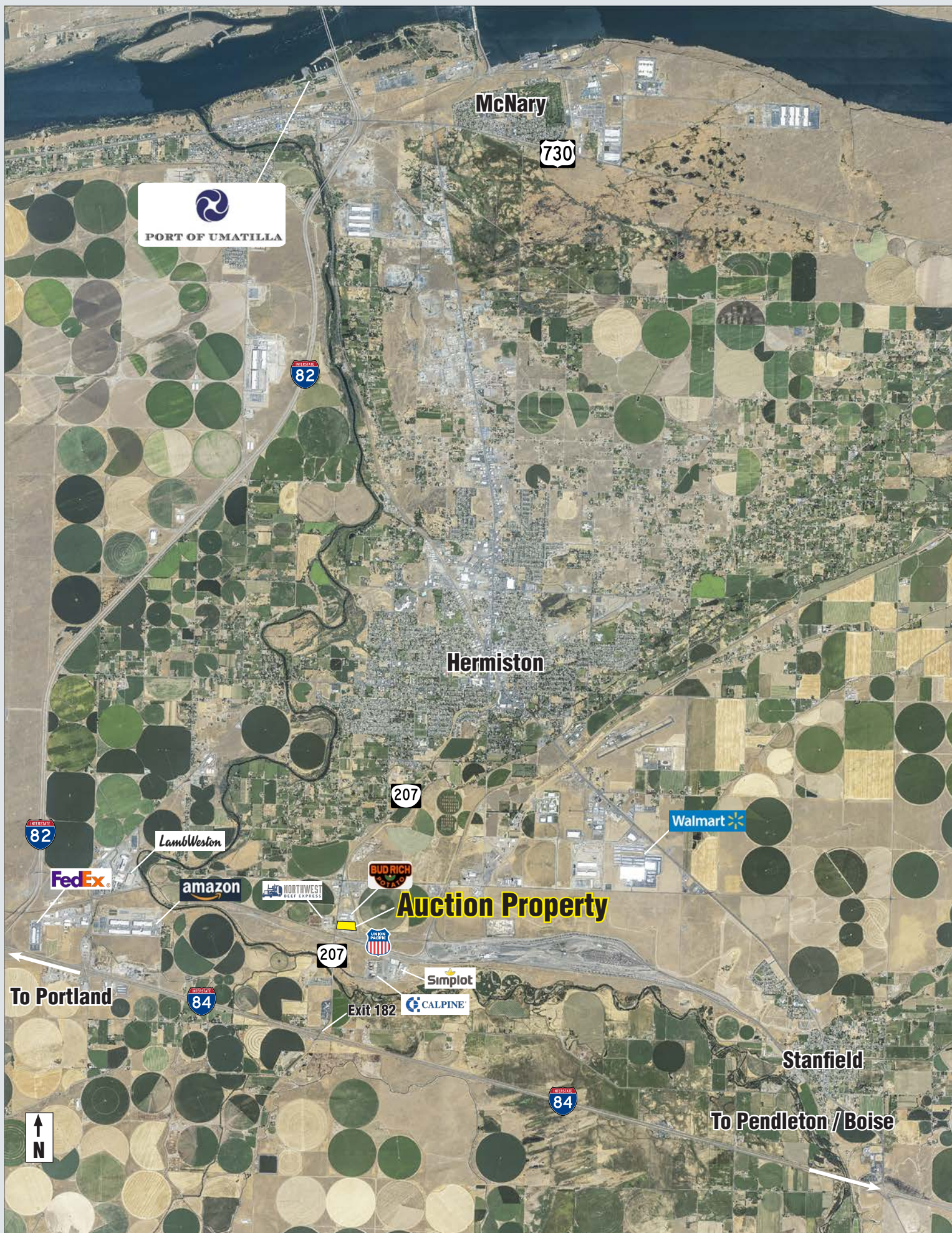
The 14.4± acre site has 600± feet of frontage on Highway 207, providing exceptional visibility for a business or industrial park. There is an access easement through adjoining Bud Rich Potato, Inc. plant site. The Auction Property has city of Hermiston water, natural gas, power and an on-site drainfield that had been used by Shearer's Foods.

There is a large water tank and a pump house that was used as part of fire suppression system for Shearer's Foods.

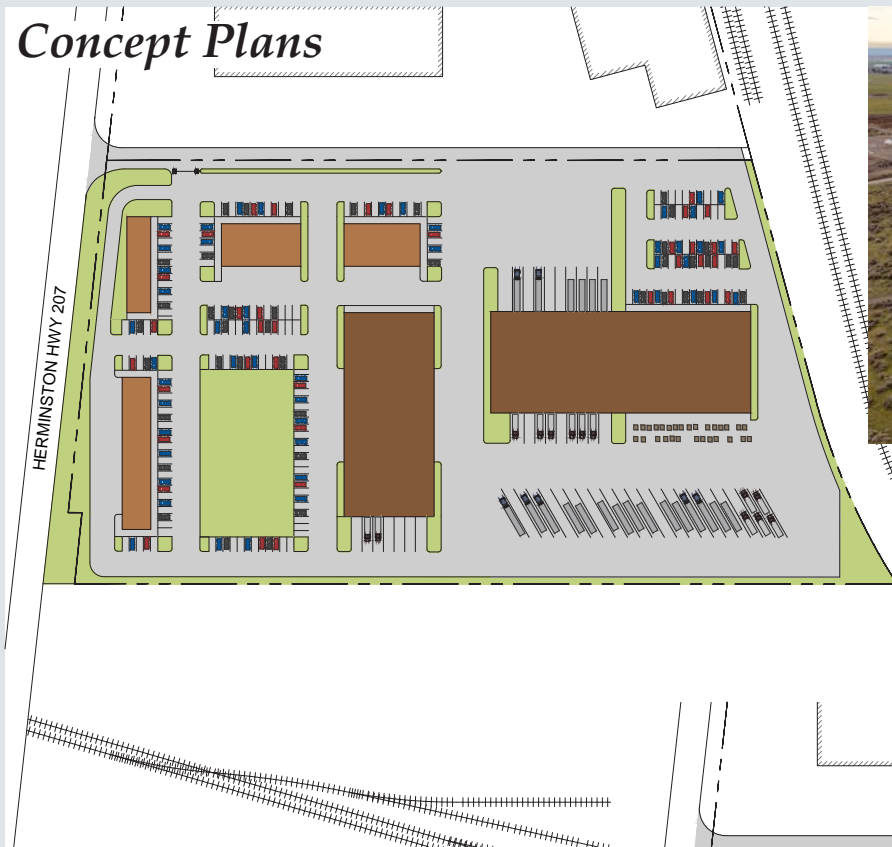
According to Seller, the foundation from the 330,000± square foot production plant was not removed as part of the cleanup.

Heavy industrial zoning will allow a full range of industrial and commercial uses, providing options for development of a business park for multiple users, or for a distribution or manufacturing business.

Aution Property has excellent access to I-84 and I-82, to Port of Umatilla, and to Hermiston's growing industrial area



Concept Plans



Development site has excellent visibility from Highway 207

Opportunity to develop an industrial business park or for warehousing and distribution



Please Note: Sketch plans are conceptual only. Neither the Seller nor its agents have submitted plan or made application to a public agency.

Hermiston is within the heart of the growing Mid-Columbia Region for distribution, data, and food processing which serves key northwest markets with low-cost labor, power, and water.

Acquisition of the 14.4± acre auction property at \$1.15 per square foot provides an exceptional industrial development opportunity in proximity to Interstate Highways I-84 and I-82, and to markets in Oregon, Washington, and Idaho.

LOCATION: Township 4 North, Range 28 East, Section 28, Tax Lot 700, Parcels 139279
78035 Highway 207, Hermiston, Oregon 97838

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY JUNE 3, 2026



Property could be easily subdivided into multiple sites with common entry from Highway 207



Property has excellent visibility and access to I-84



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Hermiston has strategic location to crossroads of Pacific Northwest as distribution center to serve key markets in Seattle, Spokane, British Columbia, and Portland



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