

# Cobalt Industrial Park

1414 COMMERCE WAY | WOODBURN, OR 97071

**SITE WORK UNDERWAY!**

**FOR SALE &  
LEASE**



**VIDEO TOUR**

**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES

**Clayton Madey**

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.





**PROPERTY DESCRIPTION**

One of the last industrial parcels available in Woodburn and in the region. The favorable site characteristics and zoning, combined with sophisticated and experienced ownership, allow a smooth road toward tenancy or ownership for a user. Speculative construction commences in Spring of 2024. The first building to deliver is a 65,004 SF freestanding building, with an estimated completion of Q2 2025.

**PROPERTY HIGHLIGHTS**

- Central location in Woodburn
- Direct access and over 1,000 feet of frontage on Commerce Way
- Close proximity to both Portland and Salem
- A wide array of industrial uses permitted in the zone
- First building estimated to deliver in Q2 2025
- I-5 corridor
- Lease and sale options
- Breaking Ground in Spring 2024

**OFFERING SUMMARY**

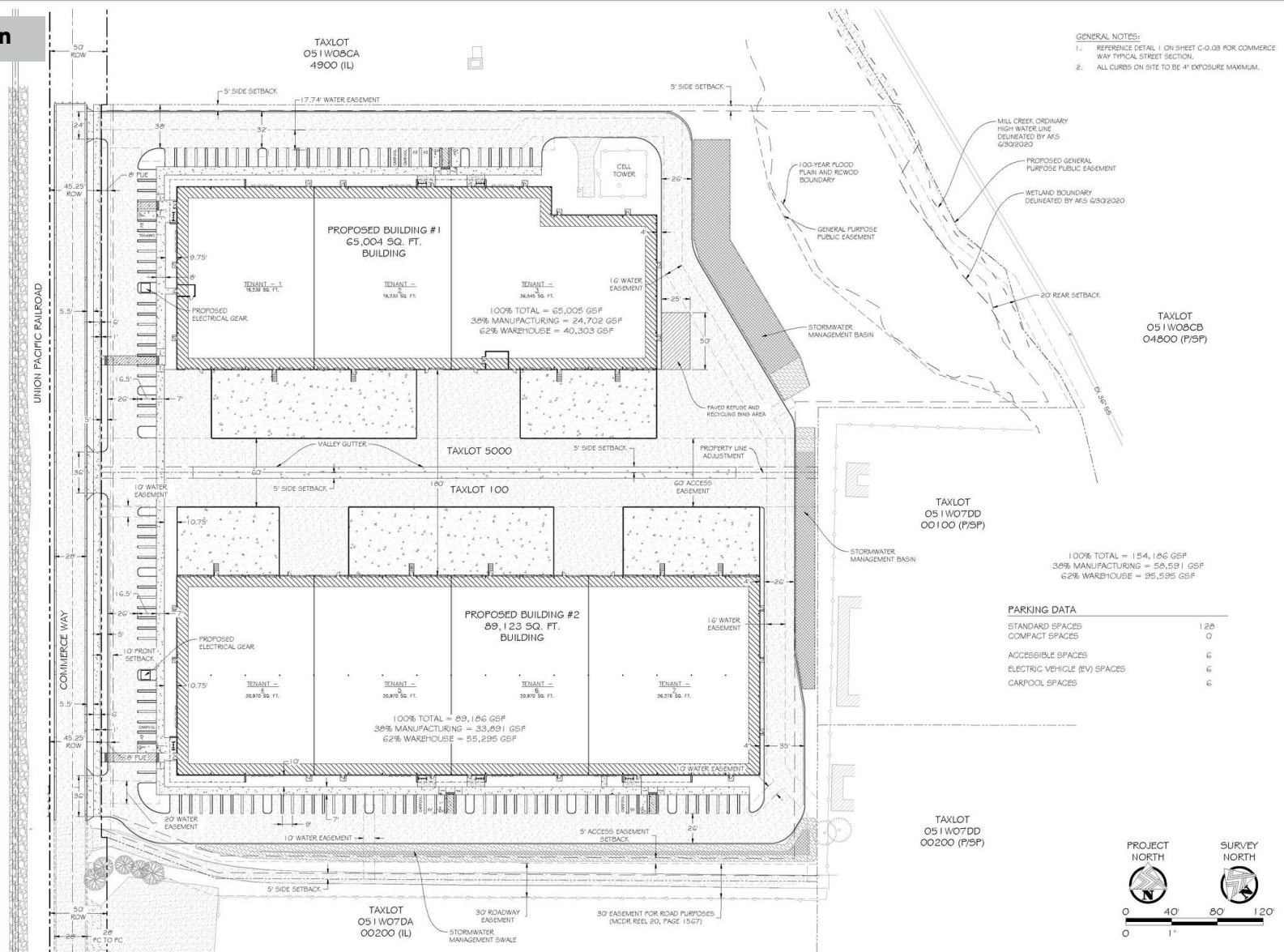
Sale Price:	Contact Broker
Lease Rate:	\$0.85/SF/month (NNN)
Office Surcharge:	\$1.35/SF (NNN)
Available SF:	30,000 - 154,127 SF
Total Lot Size:	11.04 Acres
Total Building Size:	154,127 SF
Zoning:	Light Industrial (IL)
Estimated Delivery:	Q1 2025



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Example Site Plan



CIVIL ENGINEERS  
LAND SURVEYORS  
PROJECT MANAGERS  
PLANNERS  
www.pjgmn.com

REGISTERED PROFESSIONAL  
ENGINEER  
STATE OF OREGON  
LICENSE NO. 12345  
EXPIRES JUNE 30, 2024

DATE SHOWN:

WB COMMERCIE 100 LLC AND WB COMMERCIE 5000 LLC

**COBALT COMMERCIE INDUSTRIAL PARK**  
WOODBURN, OR

NO.	ISSUANCE	DESCRIPTION	DATE	BY
1	SUBMIT SITE PLAN REVIEW PACKAGE		03/27/23	KW
2	RE-SUBMIT SITE PLAN REVIEW PACKAGE		06/21/23	KW
3	ADD PUBLIC WATER UNDERK		09/24/23	KW

SHEET TITLE:

SITE PLAN

C-1.07



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FOR SALE & LEASE

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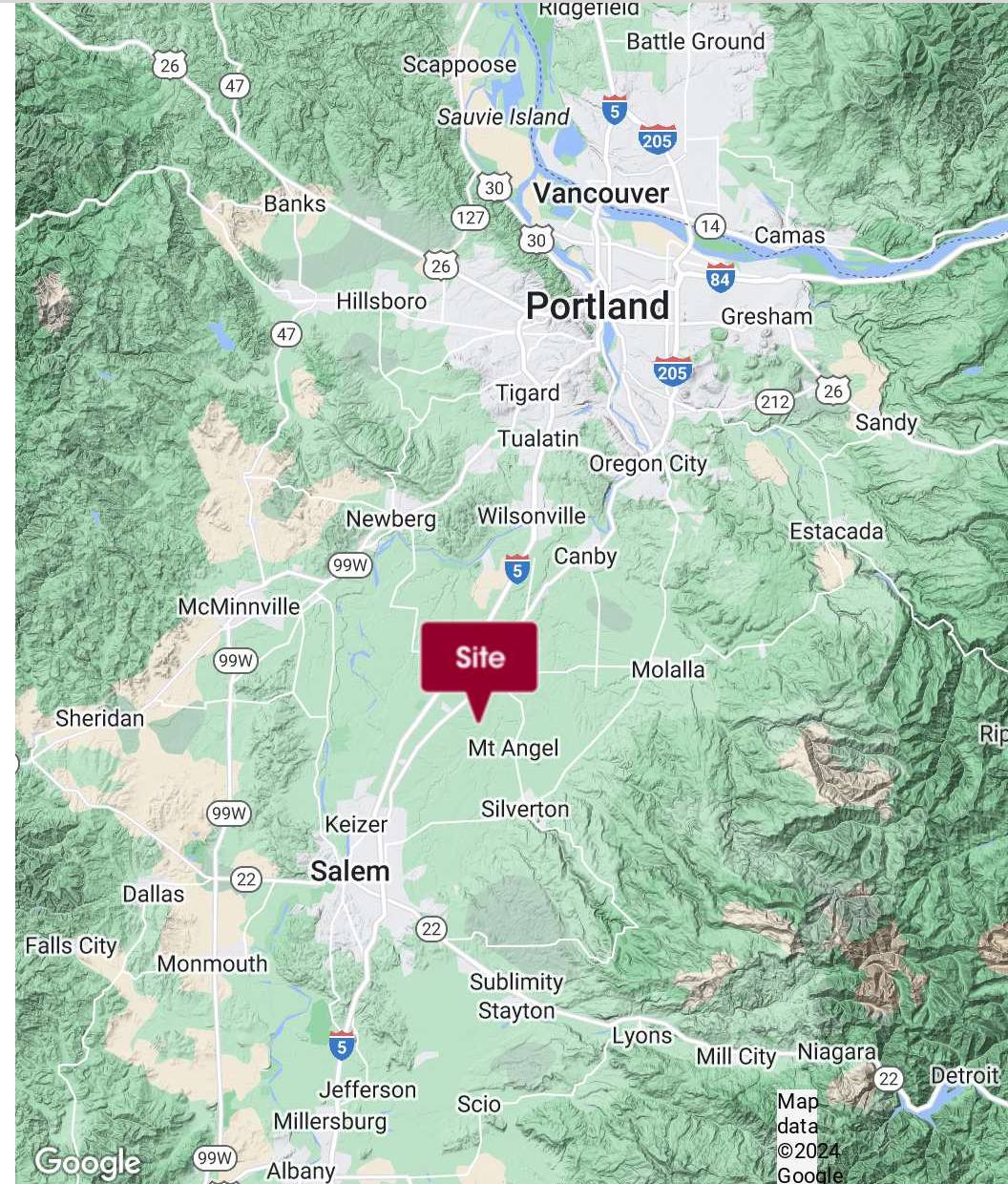
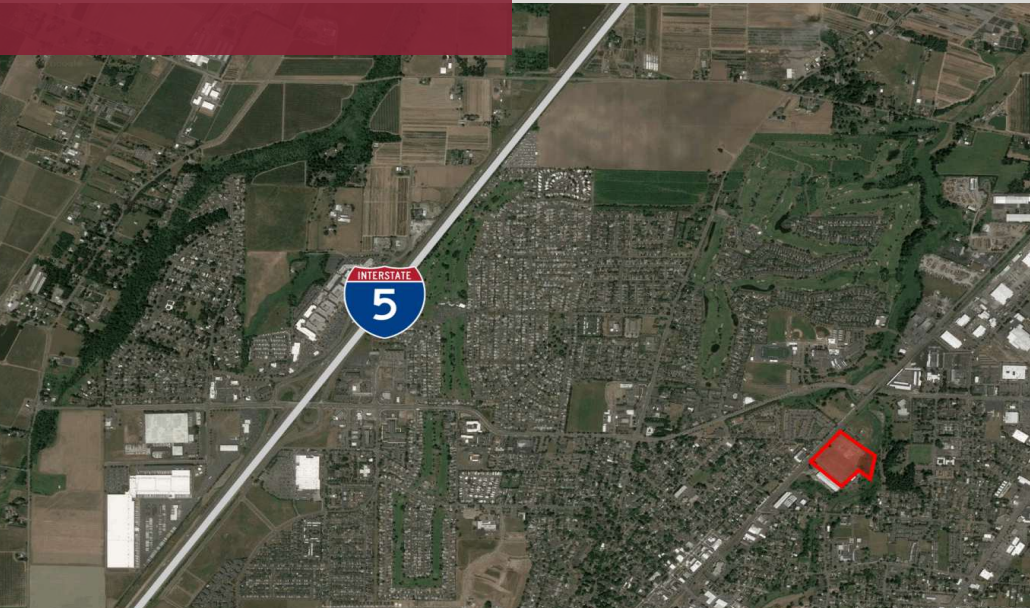
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**DEMOGRAPHICS**

	1 MILE	5 MILES	10 MILES
Total population	13,361	39,754	66,463
Median age	36.9	37.7	39.7
Median age (Male)	38.1	37.6	39.1
Median age (Female)	37.0	38.7	40.3
Total households	4,321	13,365	22,499
Total persons per HH	3.1	3.0	3.0
Average HH income	\$74,507	\$75,053	\$83,486
Average house value	\$281,508	\$281,079	\$338,646

**LOCATION OVERVIEW**

The property is located on the I-5 corridor in the heart of Woodburn, Oregon, and is less than 30 miles from both Portland and Salem.



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