



RUTLEDGE
PROPERTY GROUP

POWERED BY
PLACE

BROKERED BY
exp
REALTY

FOR SALE



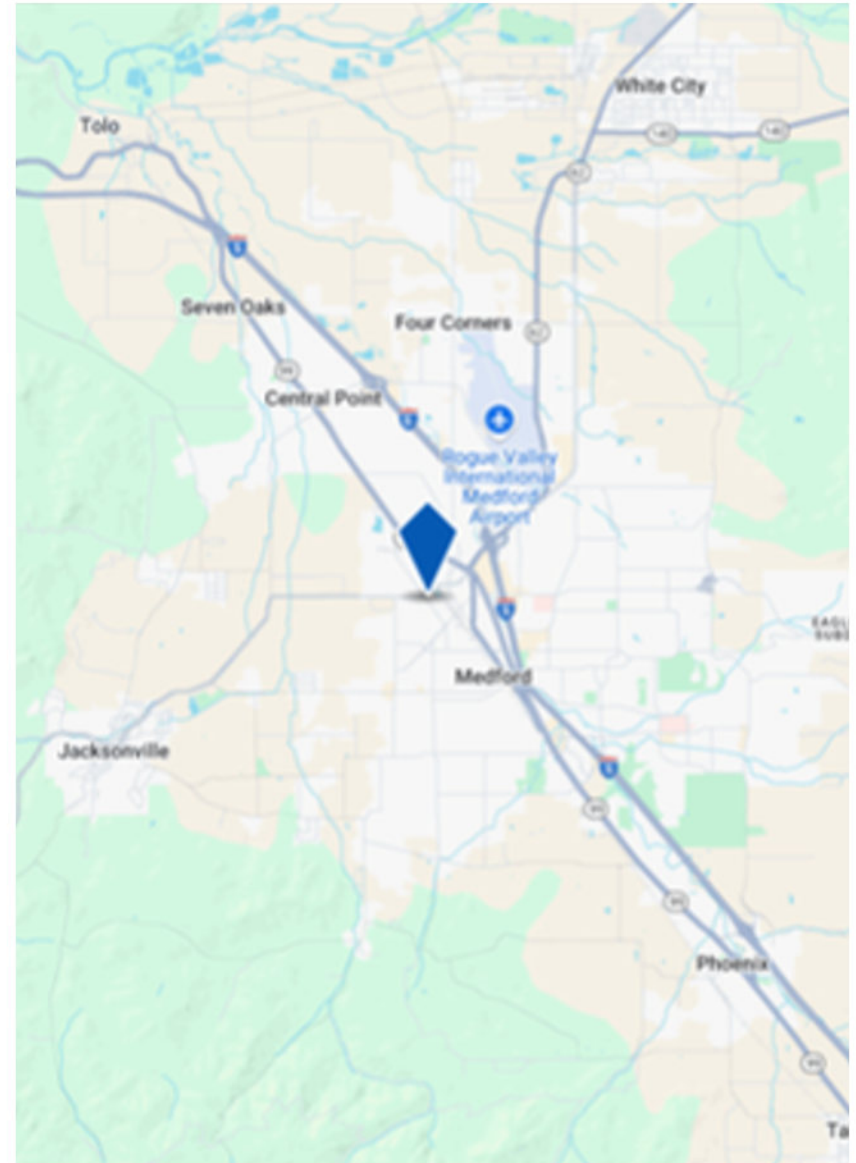
Kirtland Rock Industrial Park

111 Trout Way White City, OR

FOR INFORMATION: ADAM RUTLEDGE | 541.890.4876 | ADAM@541SOLD.COM

PROPERTY FACTS

Price	\$799,900
Price Per SF	\$133
Sale Type	Owner/Occ or Investment
Cap Rate	TBD
Property Type	Industrial
Property Subtype	Warehouse/Manufacturing
Building Class	A
Lot Size	0.5 AC
Rentable Building Area	6,000 SF
No. Stories	1
Year Built	2019
Parking Ratio	1/1,000 SF



KIRTLAND ROCK INDUSTRIAL PARK - FOR SALE



INVESTMENT SUMMARY

- Clear Span Building Built in 2019
- Gated Entrance, Turnkey Property
- 3 Phase Power
- Investment Income or Owner Occupied opportunity

EXECUTIVE SUMMARY

Industrial building for sale with paved parking, landscaped, and fenced 6,000 SQFT with Two roll up doors, two man-doors Office area with mini-split and a ADA restroom. The building has 3 phase power and a clear span roof. Could be divided into separate spaces to maximize flexibility.

UTILITIES

- Lighting
- Gas
- Water
- Sewer
- Heating

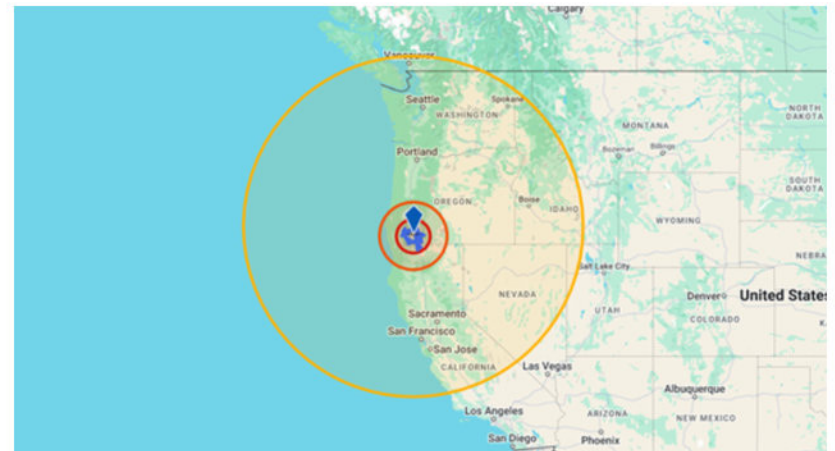


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REGIONAL ACCESSIBILITY

CITY	POPULATION	MILES	DRIVE TIME
Portland	653,115	273	5 h 23 m
Sacramento	508,529	312	5 h 53 m
San Francisco	883,305	364	6 h 54 m
San Jose	1,030,119	398	7 h 32 m
Seattle	744,955	445	8 h 44 m
Fresno	530,093	478	9 h 7 m

ACCESS AND LABOR FORCE	10 MILES
Total Population	159,174
Total Labor Force	75,842
Unemployment Rate	4.04%
Median Household Income	\$64,864
Warehouse Employees	9,345
High School Education Or Higher	90.90%



KIRTLAND ROCK INDUSTRIAL PARK - FOR SALE

PROPERTY TAXES

Parcel Number	10989194
Land Assessment	\$101,330 (2024)
Improvements Assessment	\$488,490 (2024)

Total Assessment	\$588,710 (2024)
Annual Taxes	\$10,164.06 (\$1.69/SQFT)
Tax Year	2024

ZONING

I-G (The I-G district provides land for industrial uses in which production and processing activities involve a degree of noise, vibration, air pollution.) Focuses on production, processing, warehousing, and outdoor storage. Examples include lumber products, food manufacturing, and electronic equipment.

REMARKS

This property consists of 1 steel building on 1 tax lot totaling 6,000 SQFT gross rentable area on a .5 Ac lot zoned IG (General Industrial). The property is currently vacant. It is ready to be leased out as-is or owner occupied.



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AERIAL



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