



RUTLEDGE
PROPERTY GROUP

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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

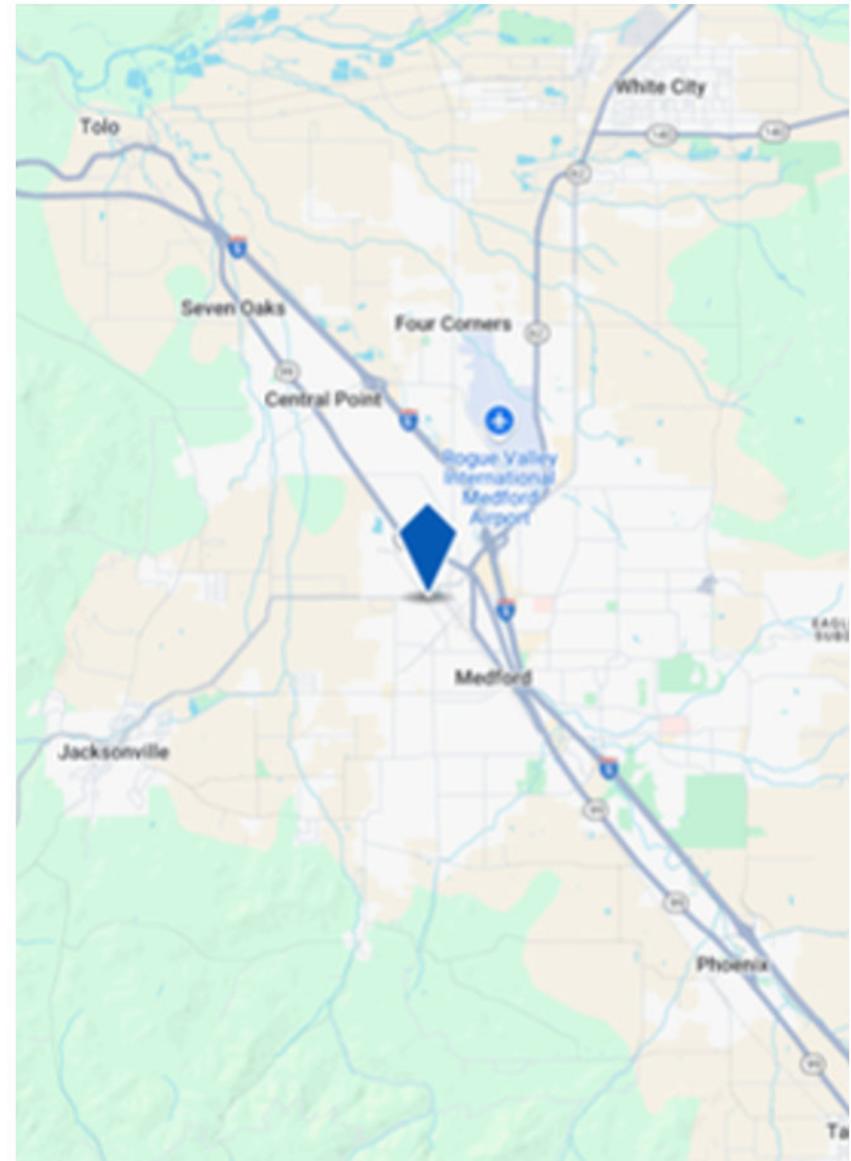
Lot Size 0.5 AC

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

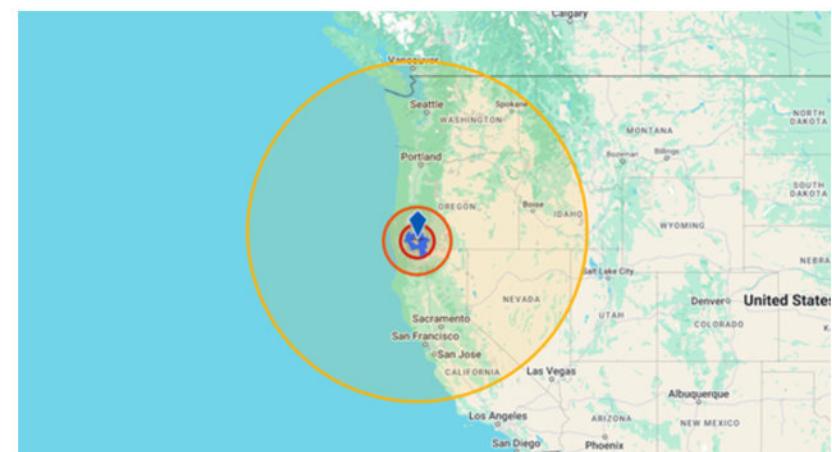
- Lighting
- Water
- Heating
- Gas
- Sewer

KIRTLAND ROCK INDUSTRIAL PARK - FOR SALE

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%



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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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