

FOR SALE

WAREHOUSE WITH DEVELOPMENT POTENTIAL

10466 SUNNYSIDE ROAD SE | JEFFERSON, OREGON 97352



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INDUSTRIAL LAND

10466 SUNNYSIDE ROAD SE
JEFFERSON, OREGON 97352



OFFER SUMMARY

SALE PRICE: \$3,100,000 *

CAP RATE: 6.60%

BUILDING SIZE: 26,416 SF

LOT SIZE: 1.54 AC (67,191 SF)

ZONING: INDUSTRIAL

3 Tenant Warehouse [\$2,600,000], Land [\$500,000]

PROPERTY SUMMARY

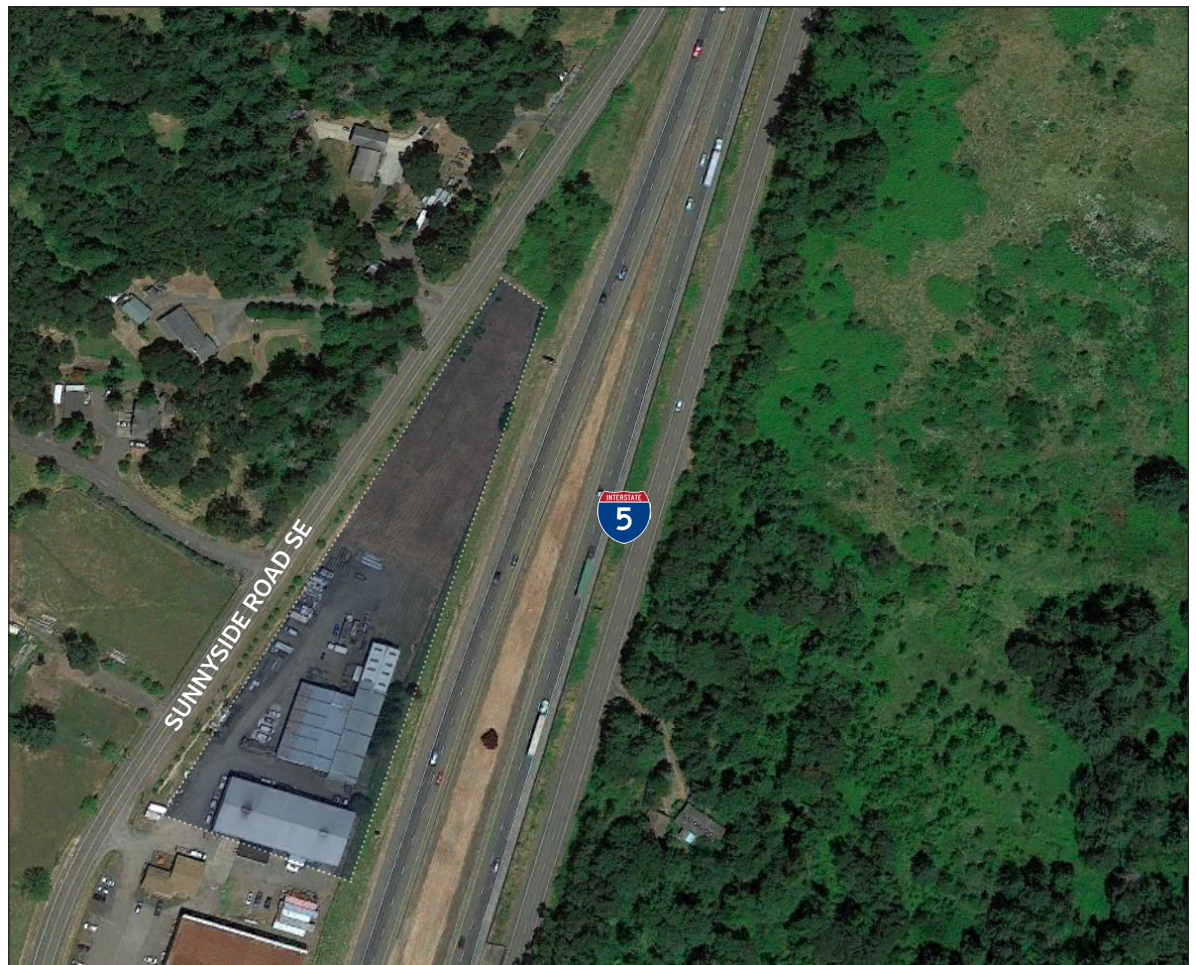
A prime opportunity awaits with this fully fenced industrial warehouse with development land and sought-after I-5 freeway frontage. Positioned along the bustling I-5 corridor, this property boasts excellent visibility, drawing over 70,000 vehicles daily. Power is conveniently available onsite, and the owner is open to collaborating with qualified tenants for site preparation. With unlimited signage potential, this property offers a multitude of possibilities. Please contact the listing agent to explore the various options available.

PROPERTY HIGHLIGHTS

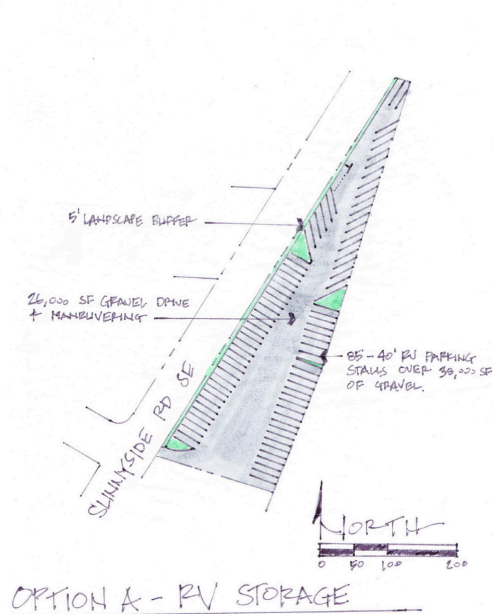
- Adjacent to I-5 with over 70,000 vehicles per day
- Marion County Public Works 2023 Daily Projections over 80,000 vehicles
- 0.9 miles from I-5 intersection
- Electrical available onsite
- Fenced
- ODOT conditional approval for a new driveway
- Preliminary site plans for storage facility available
- Rural Industrial Zone allows for multiple uses (e.g. Parking, storage, contractors, landscape maintenance, service company, fleet storage, fence company, roofing company, storage yard, and more)

TENANT	AREA - SF	LEASE END	SCHEDULED RENT		
			MONTHLY	ANNUAL	PSF
SHARPCOR INC	12,970 SF	1/31/26	\$8,276	\$99,312	\$0.64
REWINE BARRELS	8,603 SF	3/30/25	\$4,650	\$55,800	\$0.54
WOOD RESEARCH & DEVELOPMENT	4,843 SF		\$4,183	\$50,196	\$0.86
TOTAL	26,416 SF	TOTAL SCHEDULED RENT	\$17,109	\$205,308	\$0.65
CAM CHARGE	-	-	-	\$685	-
			TOTAL GROSS SCHEDULED RENT \$207,598		

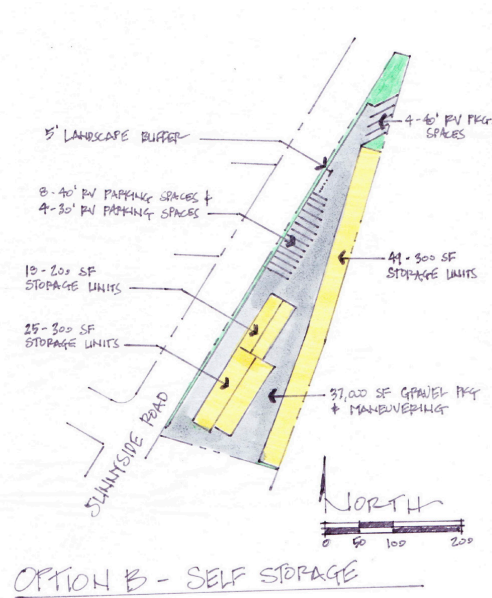
ANNUAL EXPENSES	
PROPERTY TAXES	\$20,045
INSURANCE	\$8,556
MAINTENANCE	\$490
LAWN & MOWING	\$5,300
TOTAL ANNUAL EXPENSES	\$34,391
NET OPERATING INCOME	
GROSS SCHEDULED RENT	\$207,598
TOTAL ANNUAL EXPENSES	\$34,391
NET OPERATING INCOME	\$173,206
SALE PRICE	
6.6%	\$2,600,000
LAND PRICE	\$500,000
TOTAL SALE PRICE	\$3,100,000



DEVELOPMENT OPTIONS

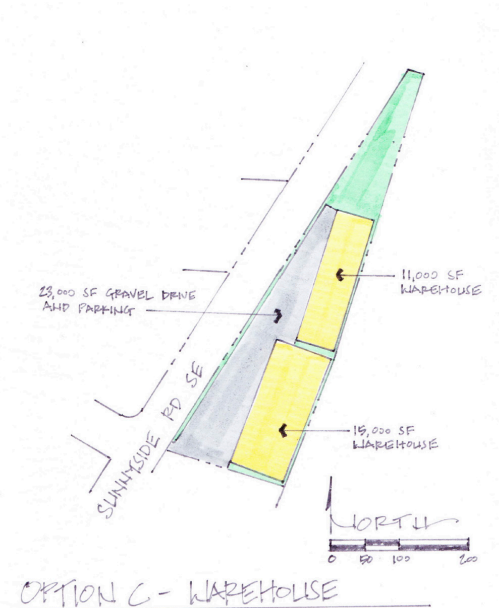


This option consists of placing gravel on almost the entire site. County code requires a min 3-foot landscape strip along Sunnyside Road [5-feet wide]. The County allows RV storage on gravel and on pavement. Access to the site would be from a new shared driveway across from Twin Hills Drive.



Most one story self-storage units are 20-30 feet deep, with most being 30-feet deep and 10-feet wide or 300 SF total. The others are 20-feet deep and 10-feet wide or 200 SF total.

Since there was some remaining underutilized space, assuming the entire complex would be fenced and secured there are RV stalls on the plan. In the Industrial zone there is a 20-foot wide front yard building setback, so many buildings close to the Sunnyside Road property line will not be visible.



This option includes two new front loaded warehouse buildings with man doors and rollup doors. There is sufficient room for loading, maneuvering, and parking either in front of the buildings or along the western property line.

Construction of the warehouses are an allowed outright permitted use. Construction of the RV storage and self-storage requires conditional use approval.

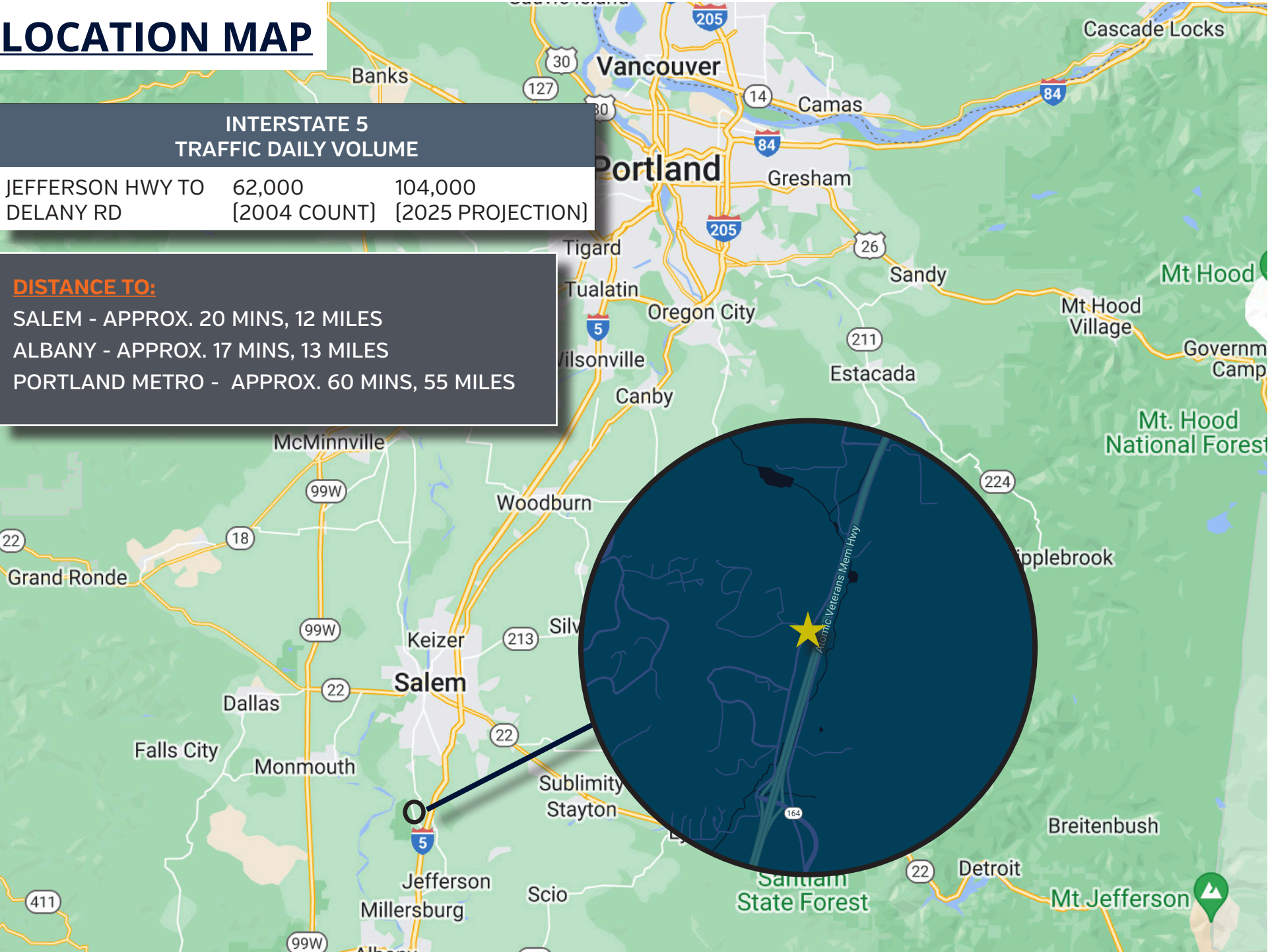




LOCATION MAP

INTERSTATE 5 TRAFFIC DAILY VOLUME		
JEFFERSON HWY TO DELANY RD	62,000 [2004 COUNT]	104,000 [2025 PROJECTION]

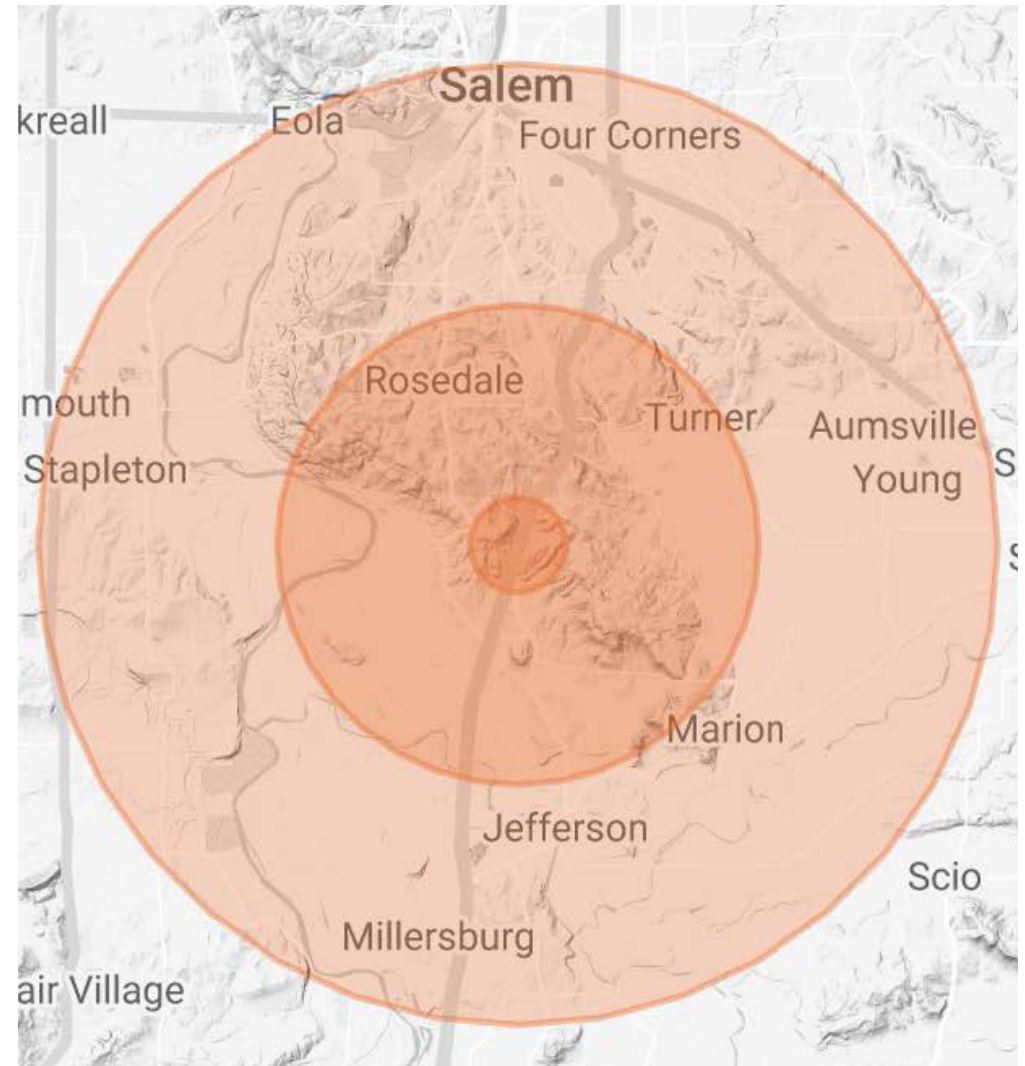
DISTANCE TO:
SALEM - APPROX. 20 MINS, 12 MILES
ALBANY - APPROX. 17 MINS, 13 MILES
PORTLAND METRO - APPROX. 60 MINS, 55 MILES





Jefferson is a charming city located in Marion County, Oregon, known for its small-town atmosphere and rich agricultural history. Situated in the Willamette Valley, Jefferson benefits from the fertile soils that make the region a hub for farming. The city was named after the third President of the United States, Thomas Jefferson, and it exudes a sense of community pride and connection. Residents and visitors alike appreciate the picturesque landscapes that surround Jefferson, with rolling hills and farmland contributing to the area's scenic beauty. The city also hosts various community events and festivals throughout the year, fostering a sense of unity and celebration among its residents.

While Jefferson embraces its agricultural roots, it has also evolved to offer modern amenities and services. The city provides a range of educational opportunities with local schools, and its central location within the Willamette Valley allows for easy access to nearby cities and attractions. Whether exploring the historical aspects of the area, enjoying outdoor activities, or participating in community events, Jefferson offers a well-rounded experience for those seeking a tranquil yet vibrant lifestyle in the heart of Oregon's picturesque landscape.



POPULATION	1 MILE	5 MILE	10 MILE	HOUSEHOLD & INCOME	1 MILE	5 MILE	10 MILE
TOTAL POPULATION	231	23,590	171,348	TOTAL HOUSEHOLDS	76	9,446	65,015
AVERAGE AGE	40.3	41.1	38.6	# OF PERSONS PER HH	3.0	2.5	2.6
AVERAGE (MALE)	41.0	38.3	37.8	AVERAGE HH INCOME	\$114,374	\$94,919	\$79,836
AVERAGE (FEMALE)	40.8	43.8	39.3	AVERAGE HOUSE VALUE	\$518,972	\$339,997	\$281,061

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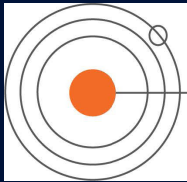
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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



DISCLAIMER.



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OREGON INITIAL AGENCY DISCLOSURE PAMPHLET - INFORMATION FOR REAL ESTATE BROKERS AND PRINCIPAL BROKERS

A licensed real estate broker or principal real estate broker is required to give a copy of an Initial Agency Disclosure Pamphlet to each consumer the broker will represent. The pamphlet describes the legal relationship between a broker and the consumer when the broker acts as the consumer's "agent."

Real estate brokers and principal real estate brokers have legal obligations, called affirmative duties, to both buyers and sellers in a real estate transaction.

Oregon Revised Statute [ORS] 696.805 lists the affirmative duties of a licensed real estate broker or principal real estate broker acting as a seller's agent.

The affirmative duties of a broker or principal broker acting as a buyer's agent are found in ORS 696.810. ORS 696.815[1] allows a real estate licensee to represent both the seller and the buyer in a real estate transaction under a disclosed limited agency agreement, provided there is full disclosure of the relationship under the agreement.

Oregon Administrative Rules [OAR], adopted by the Oregon Real Estate Agency, provide the form and content of the disclosures and the related pamphlet. OAR 863-015-0215 is set forth below for the convenience of licensees. The Agency has provided a sample Initial Agency Disclosure Pamphlet after the broken line that meets the requirements of OAR 863-015-0125.

863-015-0215

Initial Agency Disclosure Pamphlet

[1] For purposes of this rule, "at first contact" means at the time the agent has sufficient contact information about a person to be able to provide an initial agency disclosure pamphlet to that person. Contact with a person includes, but is not limited to contacts in person, by telephone, over the Internet, by electronic mail, or by similar methods.

[2] An agent shall provide a copy of the initial agency disclosure pamphlet, which complies with section [5] of this rule, at first contact with:

- [a] A prospective party to a real property transaction; or
- [b] An unrepresented party seeking representation during the course of a real property transaction.

[3] An agent must provide the initial agency disclosure pamphlet in a written format by electronic mail, over the Internet, by USPS mail, facsimile, hand delivery or similar delivery method.

[4] An agent need not provide a copy of the initial agency disclosure pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another agent.

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[5] The initial agency disclosure pamphlet must contain: [a] The following information, directed to the consumer: [A] A licensed real estate broker or principal broker must give a copy of the initial agency disclosure pamphlet at first contact with a prospective party to a real property transaction or at first contact with an unrepresented party seeking representation during the course of a real property transaction. [B]

A licensed real estate broker or principal broker need not provide a copy of the initial agency disclosure pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker. [C] The pamphlet describes the legal relationship between a broker and a consumer when the broker acts as the consumer's agent; and [D] The pamphlet is informational only and may not be construed to be evidence of intent to create an agency relationship, as provided in ORS 696.820. [b]

A general definition of an agency relationship and the three real estate agency relationships of seller's agent, a buyer's agent and a disclosed limited agent. [c] The definition of "confidential information" in ORS 696.800. [d] The affirmative duties and responsibilities of a seller's agent under ORS 696.805. [e] The affirmative duties and responsibilities of a buyer's agent under ORS 696.810. [f] The affirmative duties and responsibilities of a disclosed limited agent who represents both the buyer and the seller in a transaction under ORS 696.815. [g] The following statement to the consumer, "Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent."

[6] The Real Estate Agency will make available a sample of an initial agency disclosure pamphlet that complies with section [5] of this rule on the Agency's website.

----- INITIAL AGENCY DISCLOSURE PAMPHLET

Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker [the "agent"] agrees to act on behalf of a buyer or a seller [the "client"] in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients: Seller's Agent -- Represents the seller only. Buyer's Agent -- Represents the buyer only.

Disclosed Limited Agent -- Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients. "Confidential information"

is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one

to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

[1] The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and

[2] The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

[1] To deal honestly and in good faith;

[2] To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and

[3] To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

[1] To exercise reasonable care and diligence;

[2] To account in a timely manner for money and property received from or on behalf of the seller;

[3] To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;

[4] To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;

[5] To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;

[6] To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and

[7] Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except [7]. The affirmative duty listed in [7] can only be waived by written agreement between seller and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of a Buyer's Agent

An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

[1] To deal honestly and in good faith;

[2] To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and

[3] To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer's agent owes the buyer the following affirmative duties:

[1] To exercise reasonable care and diligence;

[2] To account in a timely manner for money and property received from or on behalf of the buyer;

[3] To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;

[4] To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;

[5] To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;

[6] To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and

[7] Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except [7]. The affirmative duty listed in [7] can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer[s].

Disclosed Limited Agents have the following duties to their clients:

[1] To the seller, the duties listed above for a seller's agent;

[2] To the buyer, the duties listed above for a buyer's agent; and

[3] To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:

[a] That the seller will accept a price lower or terms less favorable than the listing price or terms;

[b] That the buyer will pay a price greater or terms more favorable than the offering price or terms; or

[c] Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker [a real estate licensee who supervises other agents] establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

[1] To disclose a conflict of interest in writing to all parties;

[2] To take no action that is adverse or detrimental to either party's interest in the transaction; and

[3] To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent.

Revised 9/9/2013

Initial & Date _____