

FOR SALE



PORT OF MORROW BOARDMAN INDUSTRIAL PARK

±27,600 SF Manufacturing Building For Sale

71722 E COLUMBIA AVE. BOARDMAN, OR 97818

KEVIN MURPHY
503.221.2276
kevin.murphy@kidder.com

KIDDER.COM





Impossible to find industrial located in the Port of Morrow. From manufacturing to food processing and distribution, this facility provides immediate entry into a zero-vacancy market.

ADDRESS	71722 E Columbia Ave Boardman, OR 97818
SHELL	±27,600 SF
OFFICE	±2,486 SF
CLEAR HEIGHT	24'
DOCK DOOR	One (1)
GRADE DOOR	Three (3)
POWER	3.5 KVA
FIRE	Dry Fire Suppression
SITE SIZE	Total eight (8) AC
SITE	Fenced & Secure
ASKING PRICE	\$3,174,000
REDUCED ASKING PRICE	\$2,450,000

LOCATION

The Port of Morrow, Oregon's 2nd largest port, is located on the Columbia riverfront adjacent to the City of Boardman. The port property has two PGE gas fired power plants; Coyote Springs CoGen Plant; Amazon Web Services; Boardman Foods; Lamb Weston; Oregon Potato; Calbee North America; Tillamook Cheese; as well as many other agri-businesses.

LAND LEASE/TAXES

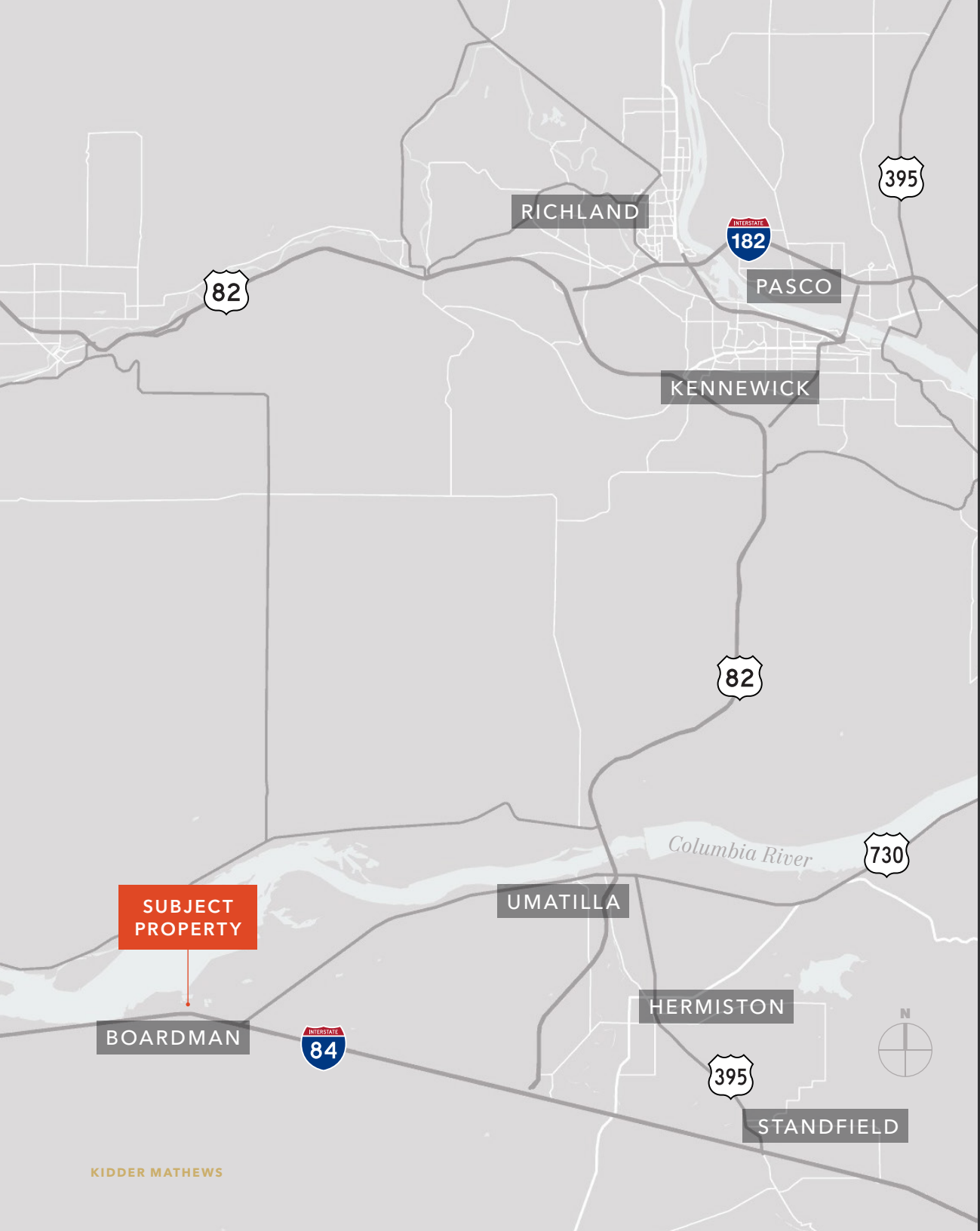
The facility is located on 8.00 Lease Acres in the Port of Morrow Boardman Industrial Park. The current term of the lease expires November 2027 with options to renew the lease for 10 consecutive terms of 5 years each or another 50 years.

SUMMARY

Current Monthly

Land Lease	\$2,857
Est. Taxes	\$2,083
TOTAL	\$4,940





LOCATION OVERVIEW

NEARBY DESTINATIONS

PENDLETON COMMERCIAL AIRPORT	44 miles
PASCO COMMERCIAL AIRPORT	53 miles
PORTLAND INTERNATIONAL AIRPORT	159 miles
PORT OF UMATILLA REFRIGERATED RIVER PORT	26 miles
PORT OF MORROW CARGO RIVER PORT	1.9 miles
INTERSTATE 82	25 miles
INTERSTATE 84	0.9 mile

DRIVE TIMES & DISTANCES

SEATTLE	256 miles	4.1 hours
SPOKANE	188 miles	3.0 hours
PORTLAND	165 miles	2.5 hours
BOISE	267 miles	4.0 hours
TRI-CITIES	53 miles	1 hour

BOARDMAN INDUSTRIAL PARK



ELECTRICAL ROOM



MANUFACTURING FOR SALE

*For more information on
this property, please contact*

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