

FOR SALE

3315 Stadelman Dr,
Hood River, OR 97031

LISTING PRESENTATION



Cascade
Hasson

Sotheby's
INTERNATIONAL REALTY



Premier Cold Storage & Warehouse Facility

Strategically located in Odell's agricultural corridor with direct access off Highway 35 and proximity to Hood River and I-84, this purpose-built cold storage and warehouse facility represents a rare industrial asset in the Columbia River Gorge. Constructed in 2013 with overbuilt steel framing and engineered for a 600-lb snow load, the 18,995± SF facility is designed for durability and expansion, with existing CA capacity for approximately 6,000 bins and infrastructure to add four additional CA rooms. The 5.18± acre, M2-zoned site is fully fenced and positioned for long-term operational or investment use.

Property Highlights:

- 18,995 ± SF purpose-built facility
- Built 2013 | Steel-frame construction
- 600-lb snow load rating
- ~6,000-bin capacity
- 2 CA rooms + expansion capacity
- 800+ amp power
- ~3,000 SF two-level office space
- Loading docks & industrial door
- Heated covered work area
- On-site truck scale
- 5.18± acres | Fully fenced & gated
- M2 Industrial zoning
- Public water & sewer



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