

Freestanding Industrial Building with Yard

2150 PROGRESS WAY, WOODBURN, OR 97071



FOR SALE



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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

PROPERTY DESCRIPTION

Rare opportunity to acquire a freestanding industrial building with excess yard space. The subject property has a 27,000 SF building that sits on 2.73 acres of fully paved & fenced yard space, and a paved parking lot. The building is comprised of 24,000 SF of warehouse space, and 3,000 SF of office space.

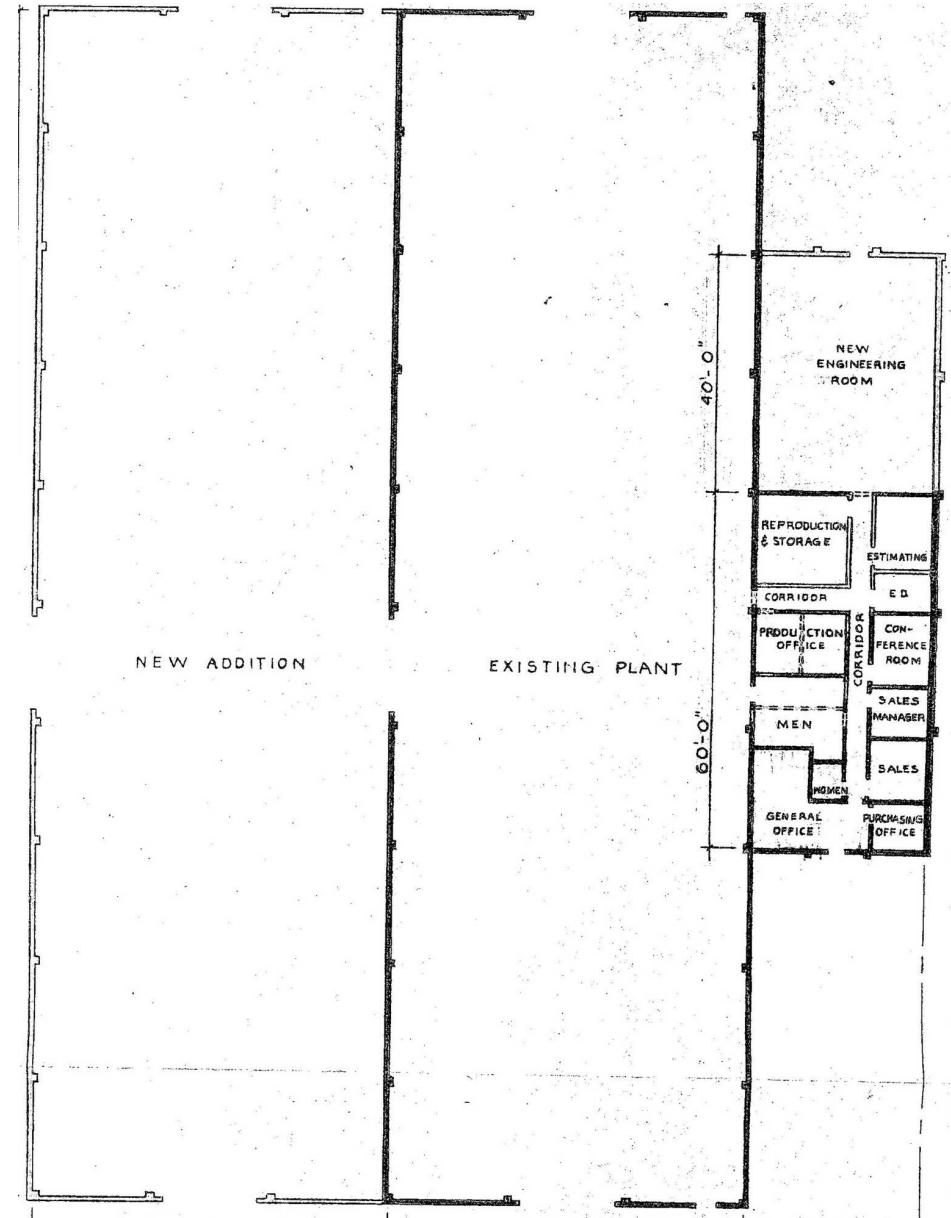
The most unique aspect of the building is its power capacity consisting of 1600 amp, 480 volt, 3-Phase Service. The building comes with 5 cranes: One 4-ton crane, Two 5-ton cranes, and Two 10-ton cranes. Lastly, there are 5 oversized grade doors on each side of the building and 26' -29' clear height. The roof was also replaced in ~2019. This is a great opportunity for a user to acquire a building that has never hit the market.

PROPERTY HIGHLIGHTS

- Zoning: [Industrial Park \(IP\)](#)
- Grade Level Doors: 5 (16' x 20')
- Power: 1600 amp, 480V, 3-Phase Service
- 5 Cranes: One 4-ton crane, Two 5-ton cranes, and Two 10-ton cranes
- Paved & Fenced Yard
- Ample Parking
- Clear Height: 26' - 29'
- Construction: Concrete Tilt

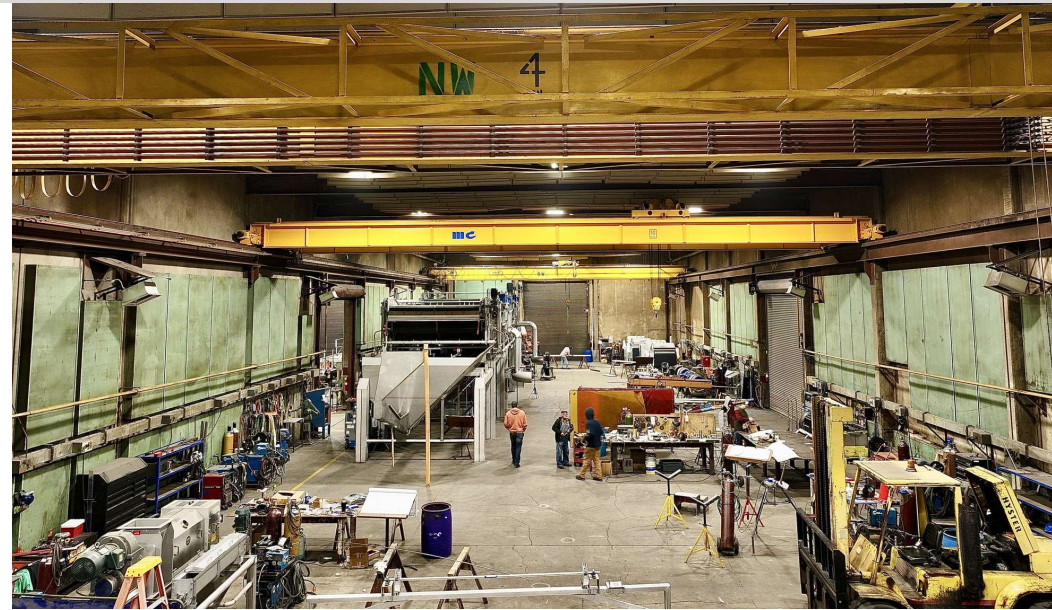
OFFERING SUMMARY

Sale Price:	Call for Pricing
Total Building Size:	27,000 SF
Office Size:	3,000 SF
Lot Size:	2.73 Acres



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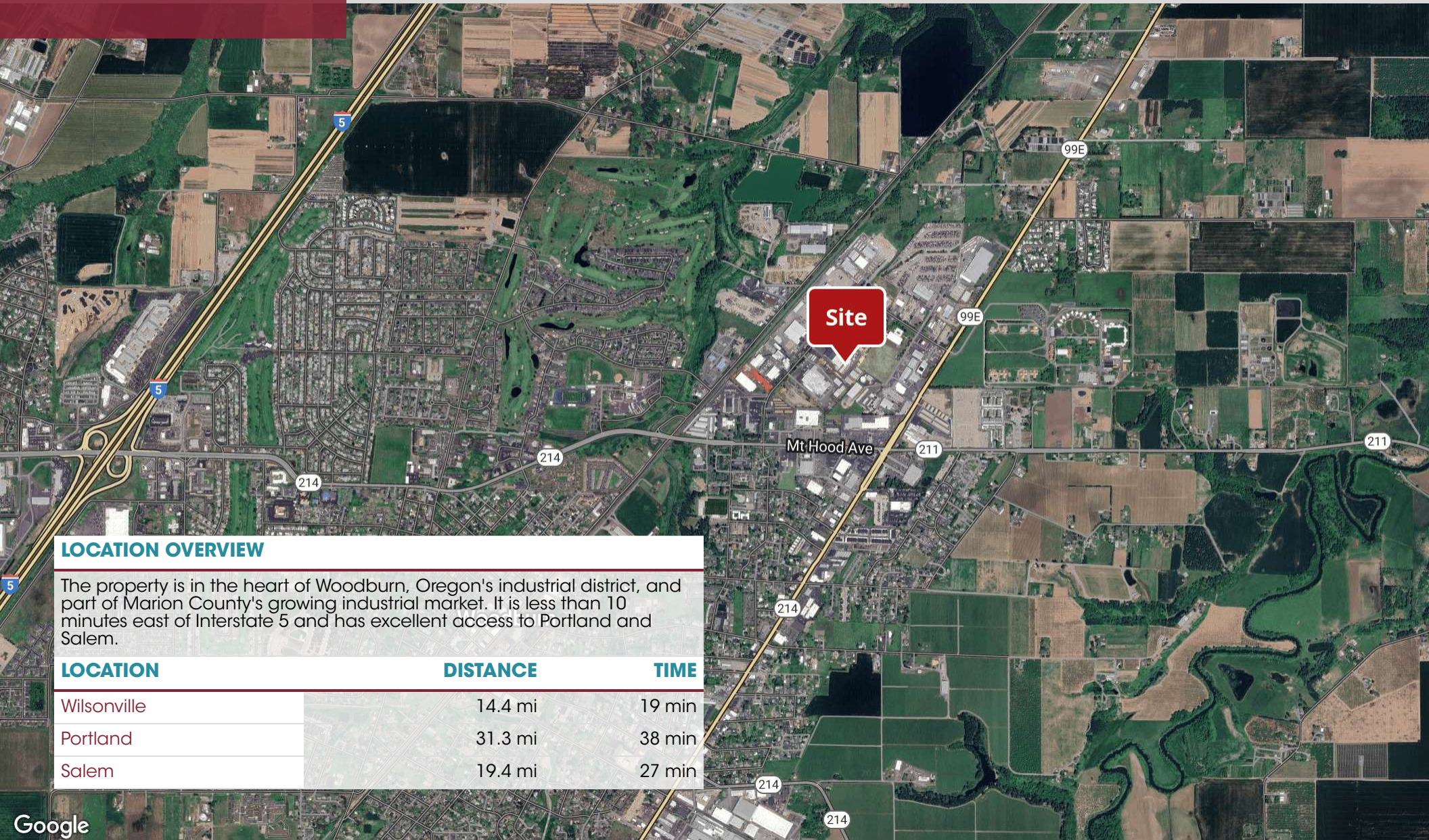
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LOCATION OVERVIEW

The property is in the heart of Woodburn, Oregon's industrial district, and part of Marion County's growing industrial market. It is less than 10 minutes east of Interstate 5 and has excellent access to Portland and Salem.

LOCATION	DISTANCE	TIME
Wilsonville	14.4 mi	19 min
Portland	31.3 mi	38 min
Salem	19.4 mi	27 min



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