

Centrally positioned along the I-5 logistics corridor

Located in an Enterprise and Opportunity Zone

Newly annexed into the City of Newberg

Now within a recently completed urban renewal area

One of the only 100+ acre sites with rail access in Oregon

>>> [CLICK HERE FOR DRONE FOOTAGE OF THE SITE](#) <<<

Willamette River 14+ million gallon/day water right



Over 100 Acres for Future Development

BUILD-TO-SUIT FOR SALE OR LEASE; LAND SALES CONSIDERED
1301 Wynooski Street, Newberg, Oregon

This offering comprises ±100 acres suitable for industrial uses, including traditional distribution/manufacturing, technology, and data center uses. The owner will consider an initial site division of ±22.8 acres (lot 2). Development of a ±750,000 square foot building suitable for e-commerce use is possible, as is a larger distribution building of up to 1,200,000+ SF by combining lots 1 and 4.

Site demolition has been completed and the site is ready for new construction. Because all utilities are currently on site and topography is flat, it is estimated that construction of a large building from ground breaking to completion will be ±12 month.

- 1 20 MILES TO PORTLAND, OR
- 2 30 MILES TO PORT TERMINAL 6
- 3 27 MILES TO PORTLAND AIRPORT
- 4 30 MILES TO SALEM, OR
- 5 93 MILES TO EUGENE, OR
- 6 196 MILES TO SEATTLE, WA

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Over 100 Acres for Industrial Development

Exceptional Workforce & Location

The economy is diverse, with strengths in higher education, tourism, health care and manufacturing, especially in the metals cluster. With a population of over 24,000 and an impressive suburban median household income, the Newberg workforce contains talented, educated individuals that value all of the benefits that come with working outside of a congested metropolitan area. Strategically located along Highway 99W and Highway 219, Newberg is just 12 miles from the I-5 and only 35 miles from the Port of Portland's Terminal 6. The favorable tax climate when compared to Portland counties along with access to a skilled workforce and the west coast's most major shipping corridor, has continuously bolstered Newberg growth and development.

\$70K+
MEDIAN
HOUSEHOLD
INCOME

35.7%
WITH GRADUATE
DEGREES

1.21%
YOY POPULATION
GROWTH

Best of Both: Rent Growth and Low Vacancy

Lack of New Construction

1301 Wynoski Road is the only property of this size and scale available in the Newberg submarket. The pipeline is dry and there is no new construction underway.

ZERO
NEW DELIVERIES
OVER 30K SF IN
TEN YEARS



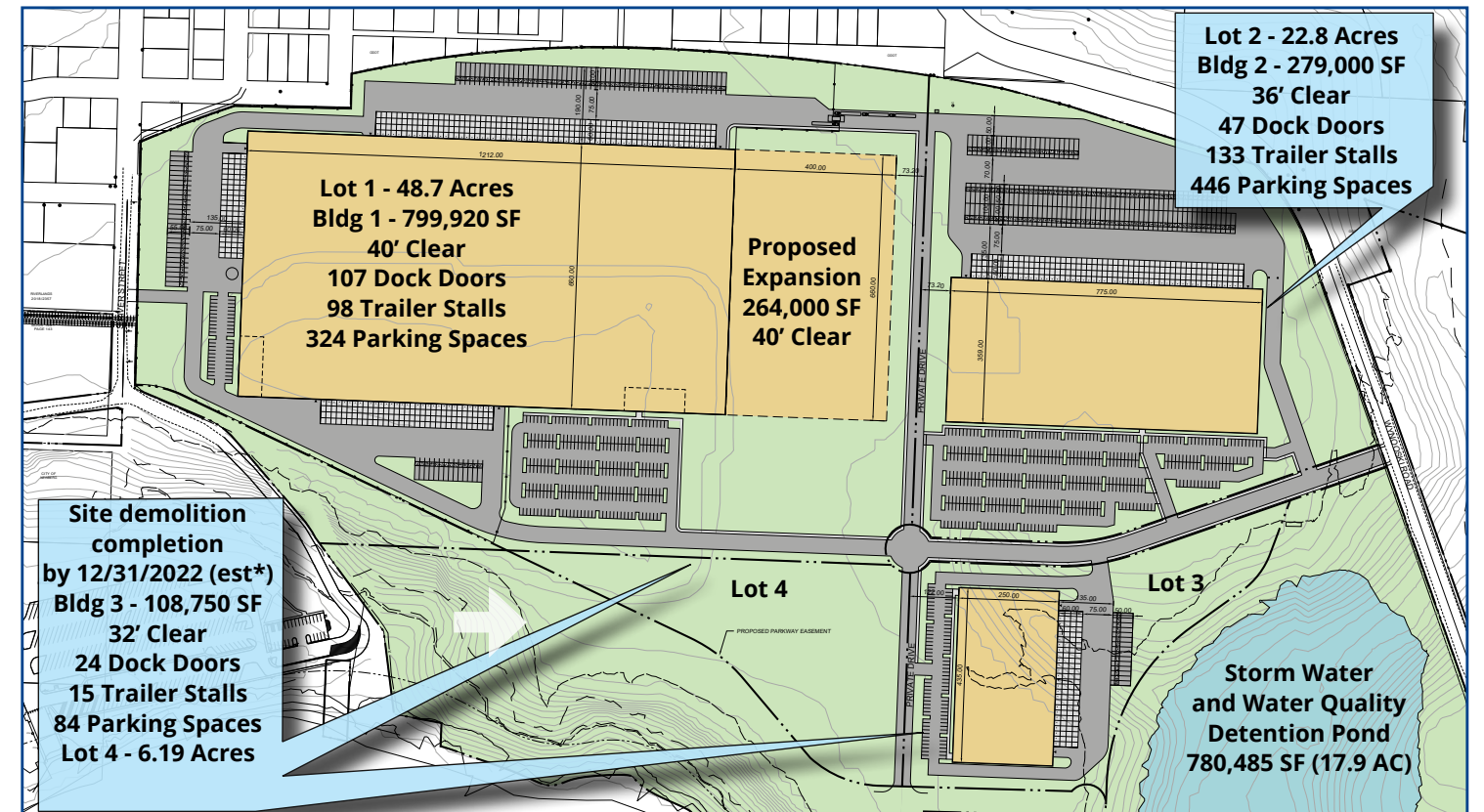
Industrial Vacancy & Rent Growth
0.5% CURRENT VACANCY **7.1%** RENT GROWTH IN THE PAST YEAR

Statistics as of October 2022

	Newberg Demographics
Population	25,376
Median Household Income	\$75,225
Median Home Value	\$341,400
High School Graduates	90.1%
Bachelor's Degree or Higher	35.7%
Total Housing Units	8,305

	Distances to City
Portland	24 miles
Salem	30 miles
Monmouth	37 miles
Corvallis	57 miles
Oregon Coast	64 miles
Eugene	93 miles
Seattle, Wa	196 miles

Source: City of Newberg, PSU-PRC/ACS 2015-2019



*Site Plan depicts possible site configuration and future buildings

SITE INFRASTRUCTURE

Power: PGE
Abundant, low-cost electricity

Water: City of Newberg
Ample supply at favorable rates; 16" on the site

Sewer: City of Newberg
Modern systems at competitive infrastructure rates

Gas: NW Natural
10" high-pressure main

Fiber Optics
Wide variety of providers with excellent bandwidth capabilities

Site Highlights

- 100+ acres flat industrial land
- 1,200,000+ square foot building possible
- All utilities on site; depending on use, additional sanitary sewer capacity may be needed
- Flat topography
- Estimated construction time of ±12 months.
- Rail access via Portland & Western connection to Union Pacific
- 12.5 MW currently available to site
- Significant Willamette River water rights
- Located in an Opportunity Zone and Enterprise Zone with possible tax incentives
- Near Portland and Interstate 5 distribution corridor
- On-site stormwater opportunity
- Fully annexed to the City of Newberg with the potential of tax increment funds for off-site infrastructure improvements