

# Industrial Park & 40-unit Self-Storage Facility

2800 E 2ND ST, NEWBERG, OR 97132

219

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FOR SALE

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# FOR SALE

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## PROPERTY DESCRIPTION

Rare opportunity to acquire a 40-unit self-storage facility with an additional 3 RV spaces and eight flex/industrial spaces. There are four buildings, asphalt drive aisles, and a parking area. The buildings are wood-framed with metal siding and metal roofs. The property is fully fenced, with an electronic gate at the north end. It benefits from exposure on NE Saint Paul Highway (HWY 219). Currently, the property is self-managed by the original developer.

The eight flex/industrial spaces are fully leased, with short-term leases at under-market rents. Clear height in the flex spaces is 12' except for a small part of the southern most building. The grade level doors for the flex spaces are 10' high x 10' wide except for one door that is 11' x 10' and another door that is 7' x 10'. The ownership uses a 3rd party for their advertising and marketing of the self-storage units.

## PROPERTY HIGHLIGHTS

- 9,070 SF of Flex Space
- 7,300 SF of storage unit spaces (40 units)
- Built in 1976
- 52,272 SF of land
- M-2 zoning
- Property Taxes: \$9,590.55

## OFFERING SUMMARY

Sale Price:	\$2,075,000
Lot Size:	52,272 SF
Building Size:	16,370 SF
Proforma NOI:	\$148,866.95
Cap Rate:	7.17%



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## Proforma Rent Roll

Self Storage Units					
Size	Unit SF	# of Units	Total SF	Monthly Rent	Total
7 x 12	84	3	252	\$85.00	\$255.00
10 x 10	100	16	1600	\$155.00	\$2,480.00
10 x 20	200	7	1400	\$175.00	\$1,225.00
12 x 22	264	12	3168	\$185.00	\$2,220.00
18 x 22	396	1	396	\$204.00	\$ 204.00
22 x 22	484	1	484	\$325.00	\$325.00
Industrial/Flex Spaces					
24 x 40	960	1	960	\$1,056.00	\$1,056.00
26 x 40	1040	4	4160	\$950.00	\$3,800.00
29 x 30	870	1	870	\$830.00	\$ 830.00
30 x 52	1560	1	1560	\$1,400.00	\$1,400.00
38 x 40	1520	1	1520	\$1,150.00	\$1,150.00
RV Spaces		3		\$60.00	\$180.00

**Total SF: 16,370    Total Monthly Rent: \$16,866.00**



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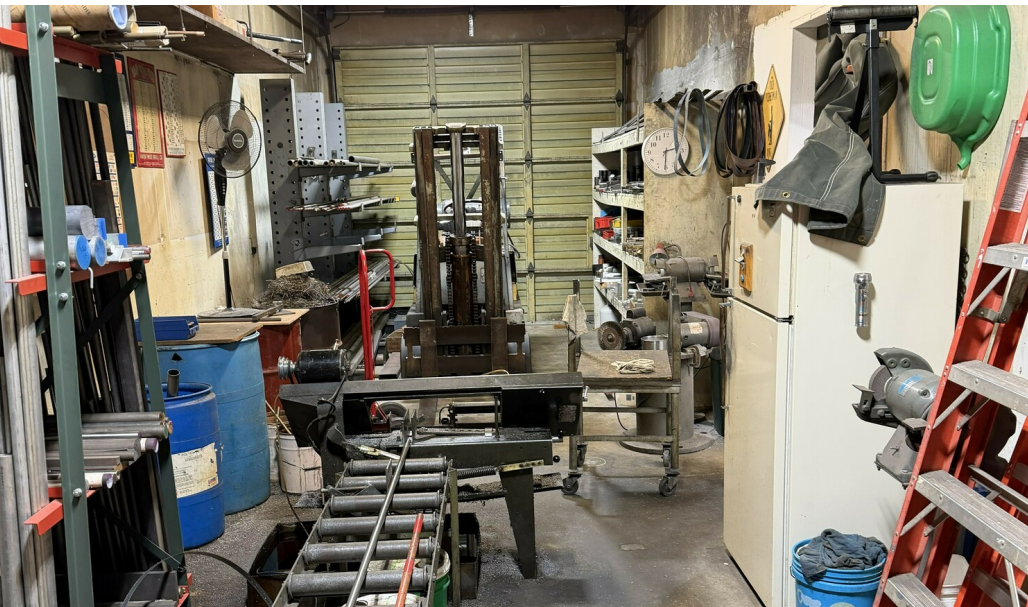
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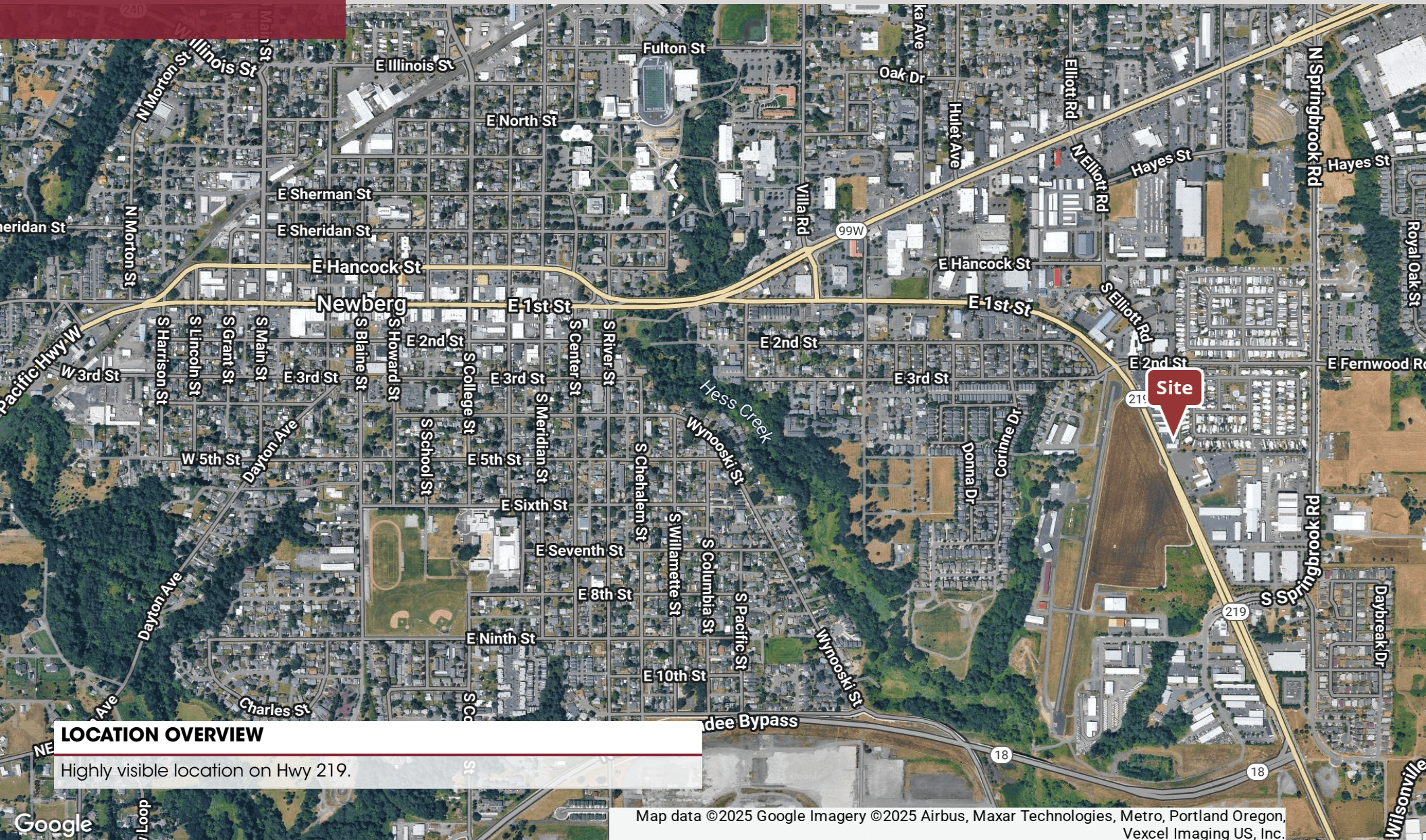
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## LOCATION OVERVIEW

Highly visible location on Hwy 219.

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