



**FOR SALE**



## 960 SE MONMOUTH CUTOFF RD

### Industrial Property For Sale

± 52,500 SF | 4.5 Acres | \$6,562,500

#### 960 SE Monmouth Cutoff Road, Dallas, OR

This building was home to a precision sheet metal manufacturer for many years and could be used for both manufacturing, assembly, or storage. The original 30,000 sq. ft. was built in 2008 with 22,500 sq. ft. added in 2015. Both sides have offices and restrooms, and are demised by a fire wall, so the building could be occupied by two companies.

#### **CURT ARTHUR, SIOR**

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PROPERTY SUMMARY

FOR SALE



PROPERTY DETAILS	
Address	960 SE Monmouth Cutoff Road Dallas, OR 97338
Building Size	± 52,500 SF
Lot Size	4.5 Acres
Use Type	Industrial

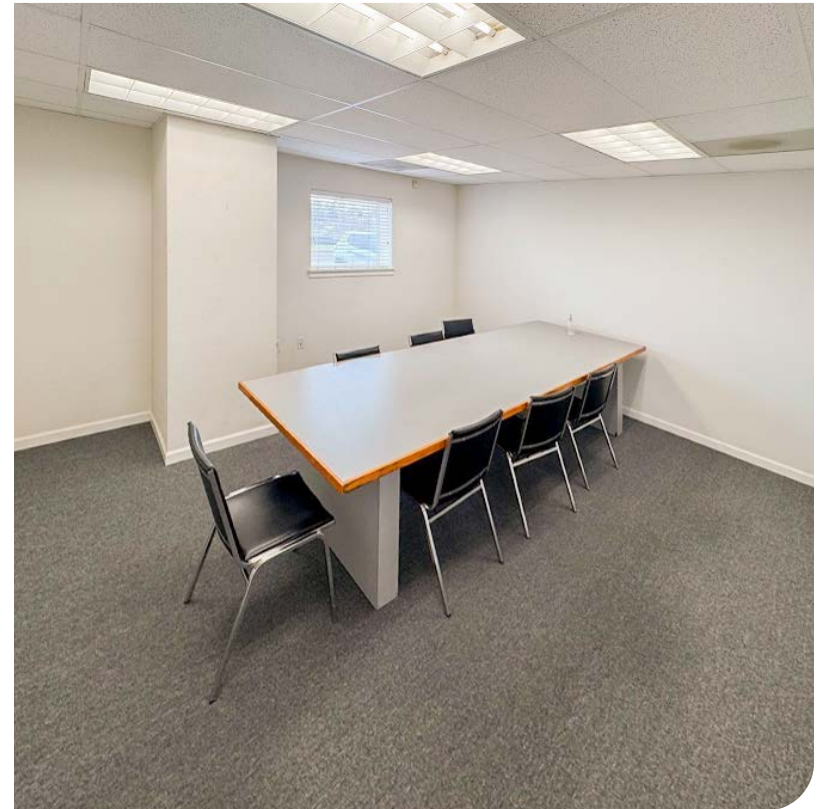
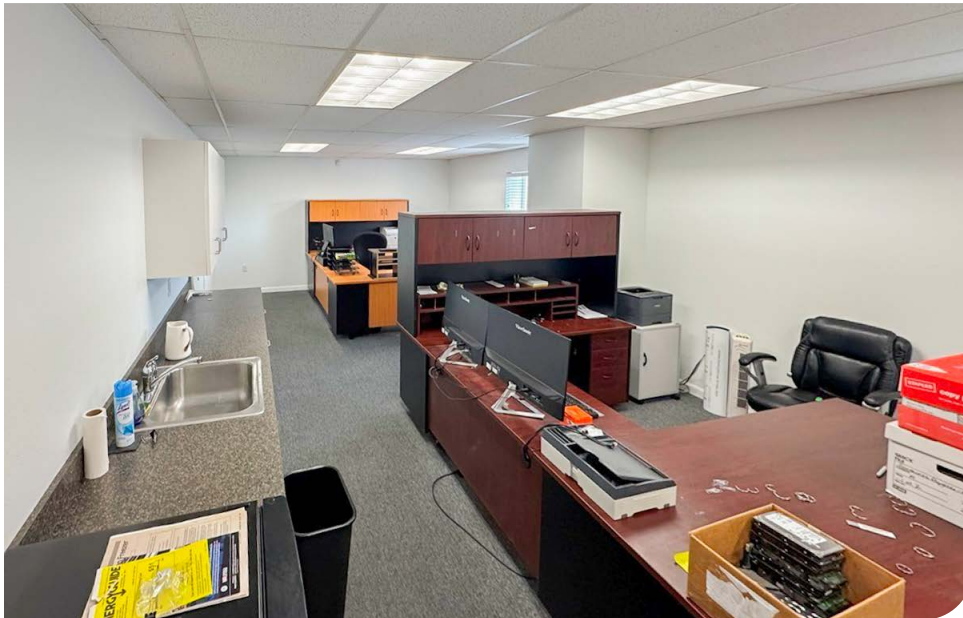
Property Highlights

- Set up for 1-2 industrial users
- Big parcel - great parking
- Not sprinkled but multiple fire hydrants
- Offices/restrooms on both north and south sides of the building
- 480v, 2000a power - dispersed throughout the warehouse
- Air lines throughout the building
- LED lighting
- Natural gas
- Fiber connection (Minet)



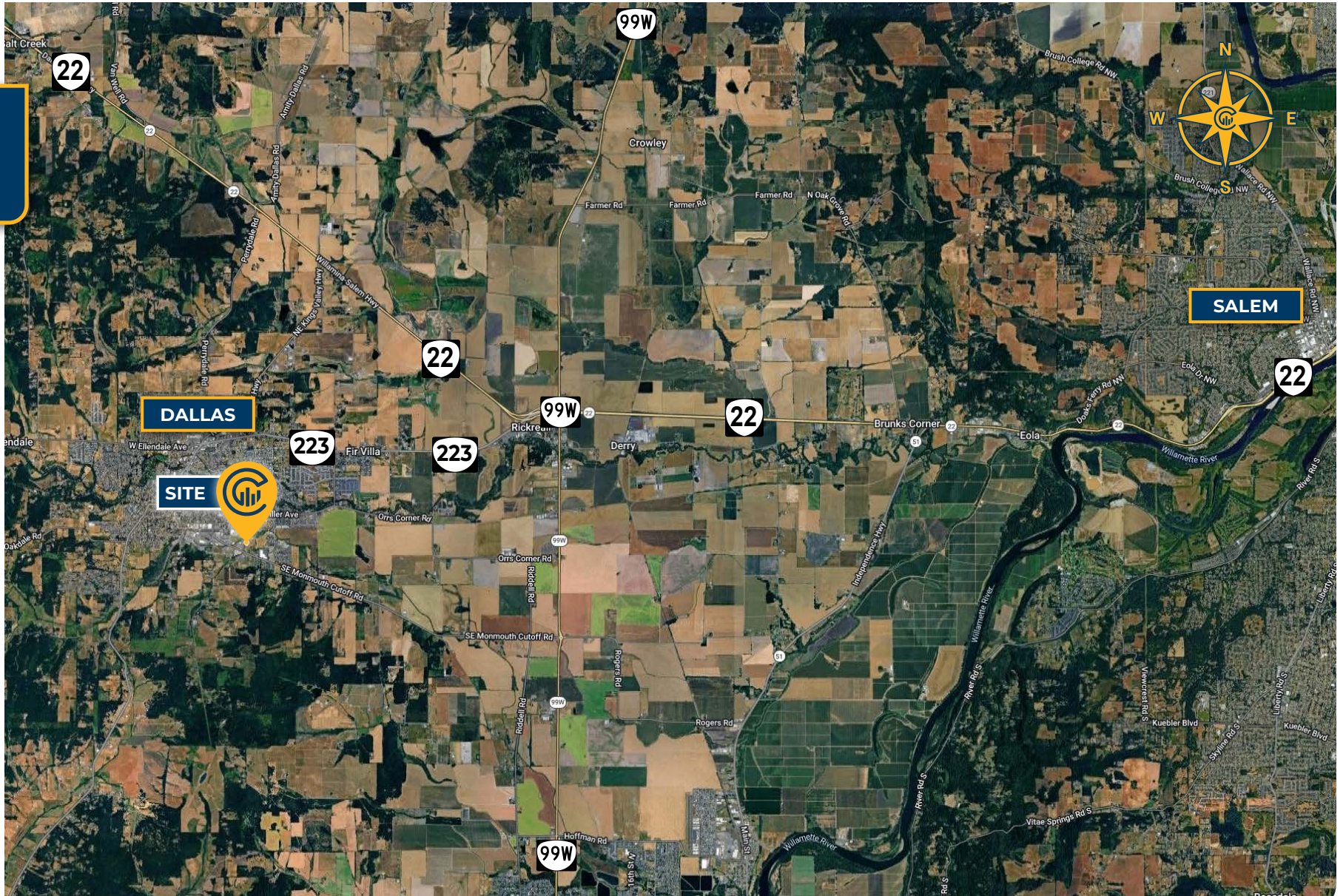


# INTERIOR PHOTOS





# LOCAL AERIAL MAP



\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/Geo

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