

FOR SALE OR LEASE

# VERSATILE USER OPPORTUNITY

5040 PACIFIC BOULEVARD SW, ALBANY, OR 97321

**REDUCED PRICE**

WILL SELL OR LEASE PORTIONS OF THE SITE

99E



53RD AVE SW

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**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES

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## PROPERTY DESCRIPTION

5040 Pacific Blvd SW presents a **strong opportunity for a wide range of buyers and tenants**. Spanning 6.84 acres across nine tax lots, the property features seven buildings totaling approximately 46,287 square feet of usable space that spans an entire city block.

The site benefits from flexible Community Commercial (CC) zoning, which supports a broad range of allowable uses—including retail, industrial services, contractor yards, manufacturing, and production. The combination of significant building area and surplus yard space makes this a rare and versatile asset in the Willamette Valley, well-suited for both owner-users and investors seeking a functional, well-located property.

## PROPERTY HIGHLIGHTS

- Ownership will sell or lease portions of the site
- 7 Buildings, totaling 46,287 SF of useable space (6.84 acres)
- Zoning: Community Commercial (CC)
- Fenced, Paved, Lit, and Graveled
- A mix of Showrooms, Repair Shops, Services Garages, Storage, and Office Space
- Highway Frontage
- Multiple Entry Points
- Recently appraised at \$9,550,000

## OFFERING SUMMARY

<b>Sale Price:</b>	\$7,750,000 Seller Financing Available
<b>Lease Rate:</b>	\$40,000/month
<b>Lot Size:</b>	6.84 Acres
<b>Total Building Size:</b>	46,287 SF
<b>Zoning:</b>	<a href="#">Community Commercial (CC)</a>

## ADDITIONAL PHOTOS

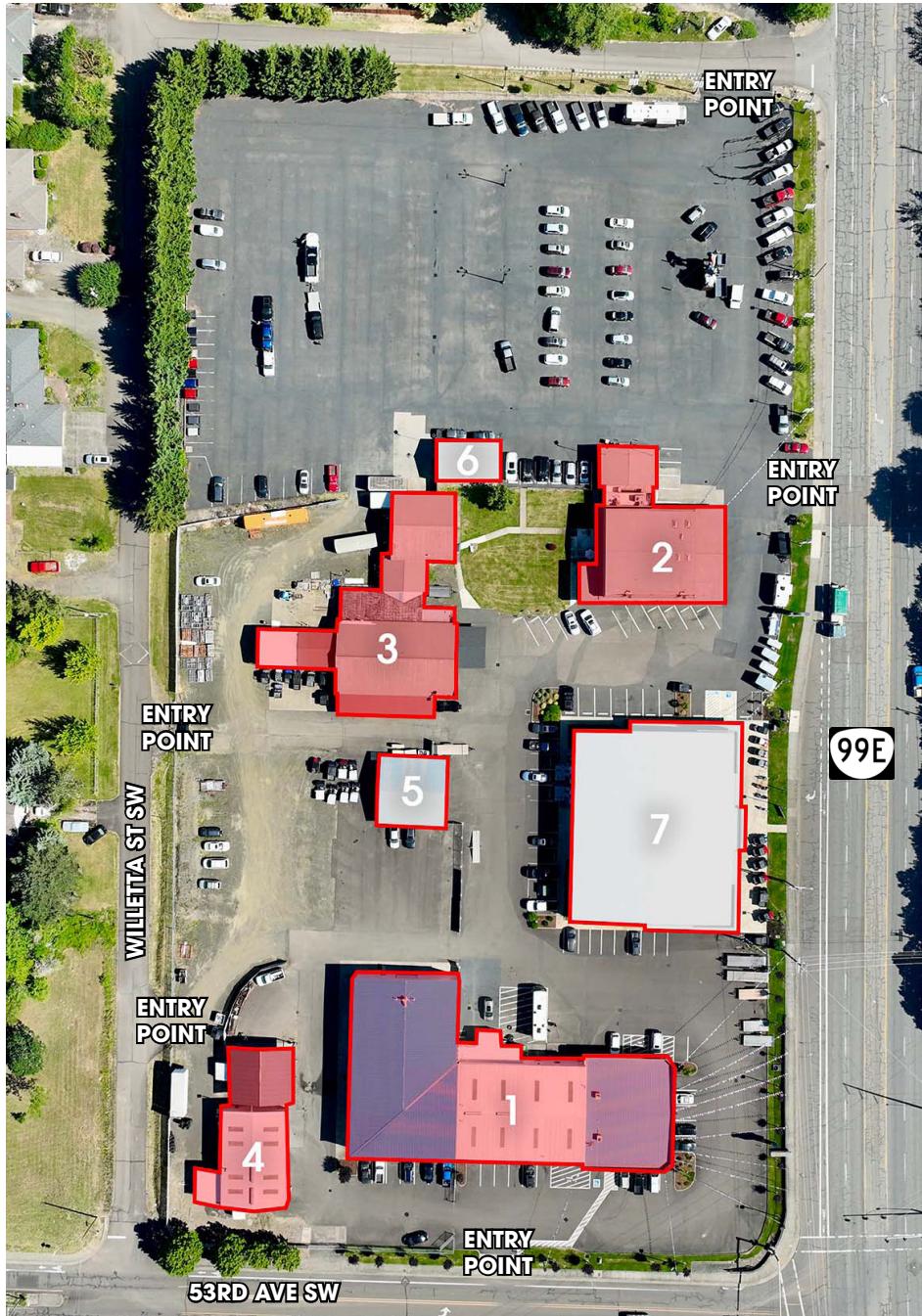
- [Click here to view additional property photographs](#)

### ZACH REICHLER

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## BUILDING 1

**Building Size:** 15,552 SF

• **Vehicle Service:** 12,552 SF

• **Showroom/Sales/Office:** 3,000 SF

- Clear Height: 13' – 19'
- Grade Level Doors: 3
- Steel Frame Construction
- Radiant Warehouse Heaters
- Compressor Systems

## BUILDING 2

**Building Size:** 8,019 SF

• **Warehouse/Showroom:** 5,107 SF

• **Office:** 2,912 SF

- Wood Frame/Glass & Metal Sided Exterior Construction
- Clear Height: 10'

## BUILDING 3

**Building Size (Warehouse):** 6,043 SF

- Steel Frame/Glass & Metal Sides Exterior Construction
- Clear Height: 11'
- Radiant Heat Units

## BUILDING 4

**Building Size (Warehouse):** 2,400 SF

- Steel Frame/Metal Sides Exterior Construction
- Clear Height: 14' – 16'
- Grade Level Doors: 3

**NOTE:** Each Building has equipment associated with vehicle sales, maintenance, and repair. There are several lifts, compressors, and exhaust systems that can be purchased in addition to the real estate.



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## BUILDING 5

### Building Size (Warehouse):

1,600 SF

- Wood Frame/Hardie-Plank Siding Construction
- Clear Height: 7' – 12'
- Grade Level Doors: 2

## BUILDING 6

### Building Size (Warehouse):

960 SF

- Wood Frame/Metal Sides Exterior Construction
- Clear Height: 10' – 14'
- Grade Level Door: 1

## BUILDING 7

### Building Size (Warehouse):

11,713 SF

- Built in 2020
- Steel Frame/Glass & Metal Sided Construction
- Clear Height: 18' – 22'
- Grade Level Door: 1
- LED Lighting

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## LOCATION OVERVIEW

Strategically located along Pacific Blvd (Highway 99E), this high-visibility property offers prime frontage and direct access to one of Albany's major arterial routes. Positioned just minutes from Interstate 5, the site provides seamless connectivity to the greater Willamette Valley, including Portland (70 miles north), Eugene (40 miles south), and Corvallis (15 minutes west). The location supports easy access for regional customers and logistical efficiency for commercial operations.

Nearby national and regional businesses include Target Distribution Center, Linn-Benton Community College, Tec Labs, and other industrial and service-based users. The area is well-established as a hub for auto dealerships, logistics, and service trades, making this property ideal for a user seeking strong exposure, regional reach, and freeway accessibility.

### DRIVE TIMES

	DISTANCE	TIME
<b>Highway 99E</b>	13 ft	1 min
<b>Highway 20</b>	2.8 mi	5 min
<b>Interstate 5</b>	4.7 mi	11 min
<b>Corvallis</b>	10.5 mi	15 min
<b>Salem</b>	25.8 mi	39 min
<b>Eugene</b>	41.8 mi	44 min
<b>Portland</b>	71.4 mi	1 hr 22 min



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