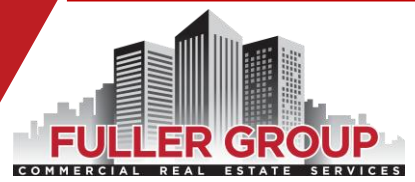


FOR SALE

LIGHT MANUFACTURING/OFFICE

2221 Yew Street | Forest Grove, OR 97116



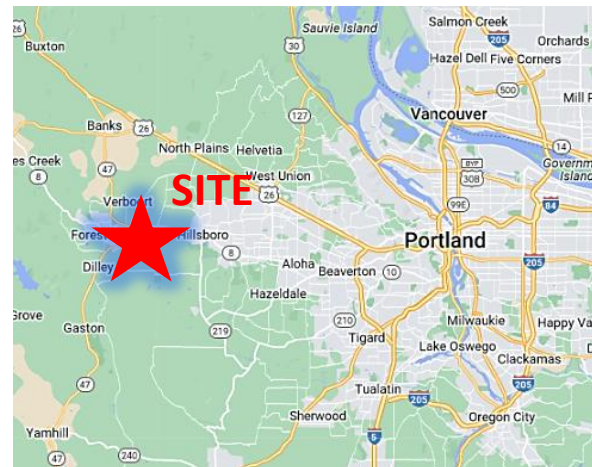
14050 SW Pacific Hwy, Suite 212A, Tigard, OR
503.367.0516 | www.fg-cre.com

PRICE REDUCED!



PROPERTY HIGHLIGHTS

- Zoned GI (Industrial)
- .96 AC (41,900 SF) lot
- 10,963 SF of improvements
- Front building (office and associated storage) 3,263 SF
- Back building (light manufacturing space, grade level garage space, offices) 7,700 SF
- Large parking lot
- Excellent location within blocks of Hwy 8
- Zesti Food Carts next door
- Sale price: ~~\$1,950,000~~ \$1,480,000 **PRICE REDUCTION**



FOR MORE INFORMATION:

Steve Hunker, Vice President/Broker
steve@fg-cre.com

FOR SALE

LIGHT MANUFACTURING/OFFICE

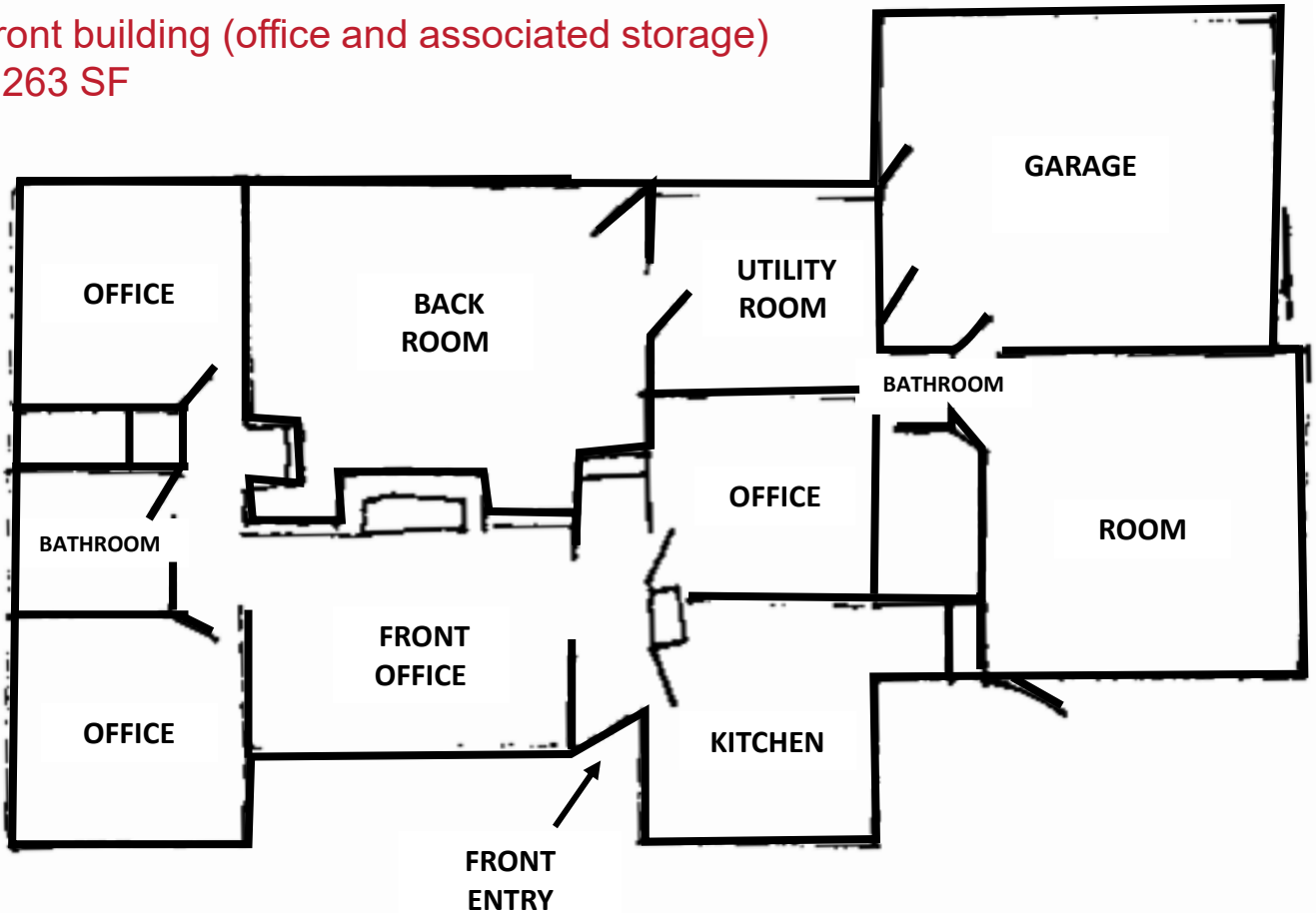
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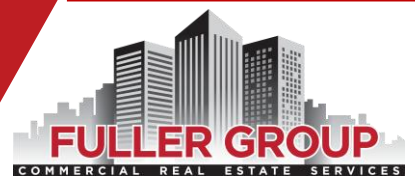
Front building (office and associated storage)
3,263 SF



FOR SALE

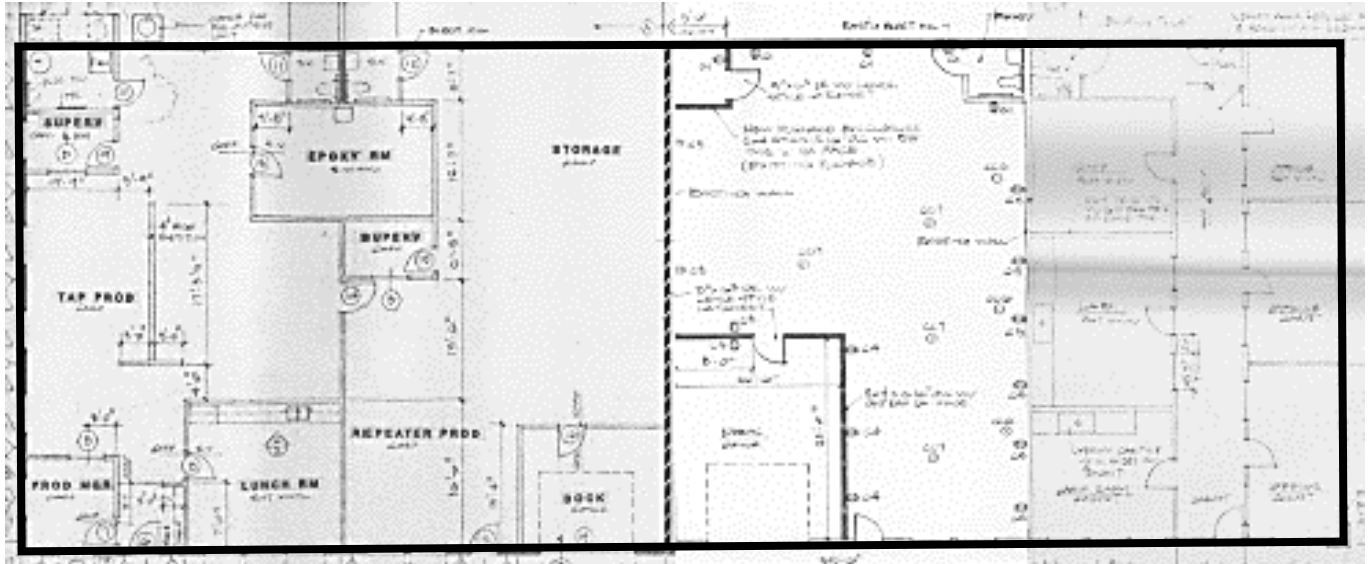
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Back building (light manufacturing space, grade level garage space, offices)
7,700 SF



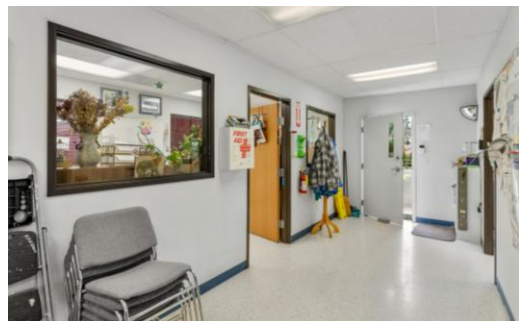
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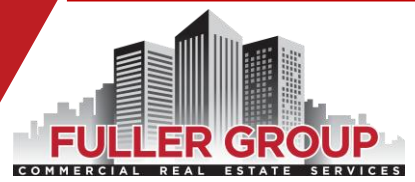
Walk next door for lunch at Zesti Food Carts



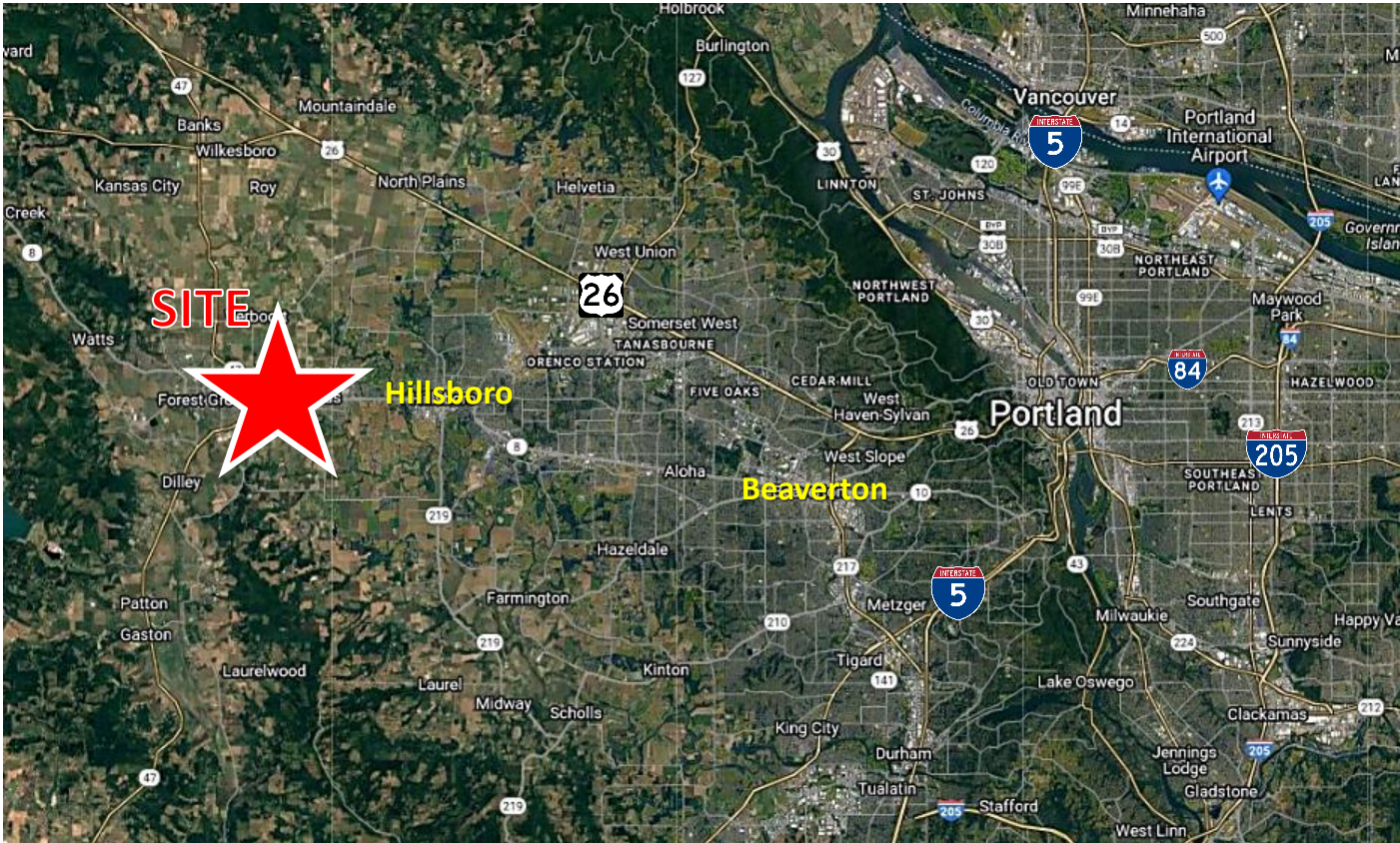
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- Excellent location within blocks of HWY 8
- 14 minutes to US 26 (West to the Coast, East to Portland)
- 25 Miles to Portland
- 22 Miles to Beaverton
- 27 Miles to McMinnville
- 4 Miles to Hillsboro

Average Daily Traffic

Adair St @ Pacific Ave W – 15,501

Pacific Ave @ Yew St E – 14,964

Pacific Ave @ Mountain View Ln E – 25,816

2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	11,431	39,000	66,776
2029 Projected Population	11,600	39,470	67,229
Est. Average Household Income	\$73,568	\$87,984	\$99,570
Est. Total Businesses	439	1,283	3,222
Est. Total Employees	4,107	9,976	24,753

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.