



FOR SALE

INDUSTRIAL LOTS IN WIDE RANGE OF SIZES

545 W MAIN ST, MOLALLA, OR 97038

SALE PRICE
See Table

TOTAL LOT SIZE
19.9 AC

CLAYTON MADEY, SIOR
503.972.7277
clayton@macadamforbes.com

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

Industrial lots available in a wide range of sizes, down to 1.4 acres. The sites will be served with Molalla municipal utilities. Seller will construct the internal roadway.

Seller is able to construct a building on the site(s) for a fee after the land has been purchased. Building pricing to be provided based on Buyer's site plan.

Land is also available immediately for short-term yard leasing.

PROPERTY HIGHLIGHTS

- Owner-user opportunities
- Central location
- Each lot has approx. 1MW, 3-Phase power
- Plat plan has been adopted by the City
- Lots can be purchased alone or in combination with other lots

OFFERING SUMMARY

Sale Price:	See Table on Page 3
Lot Size:	19.9 Acres
Smallest Available Lot:	1.4 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,625	3,250	4,250
Total Population	4,323	8,768	11,396
Average HH Income	\$77,853	\$77,559	\$77,016



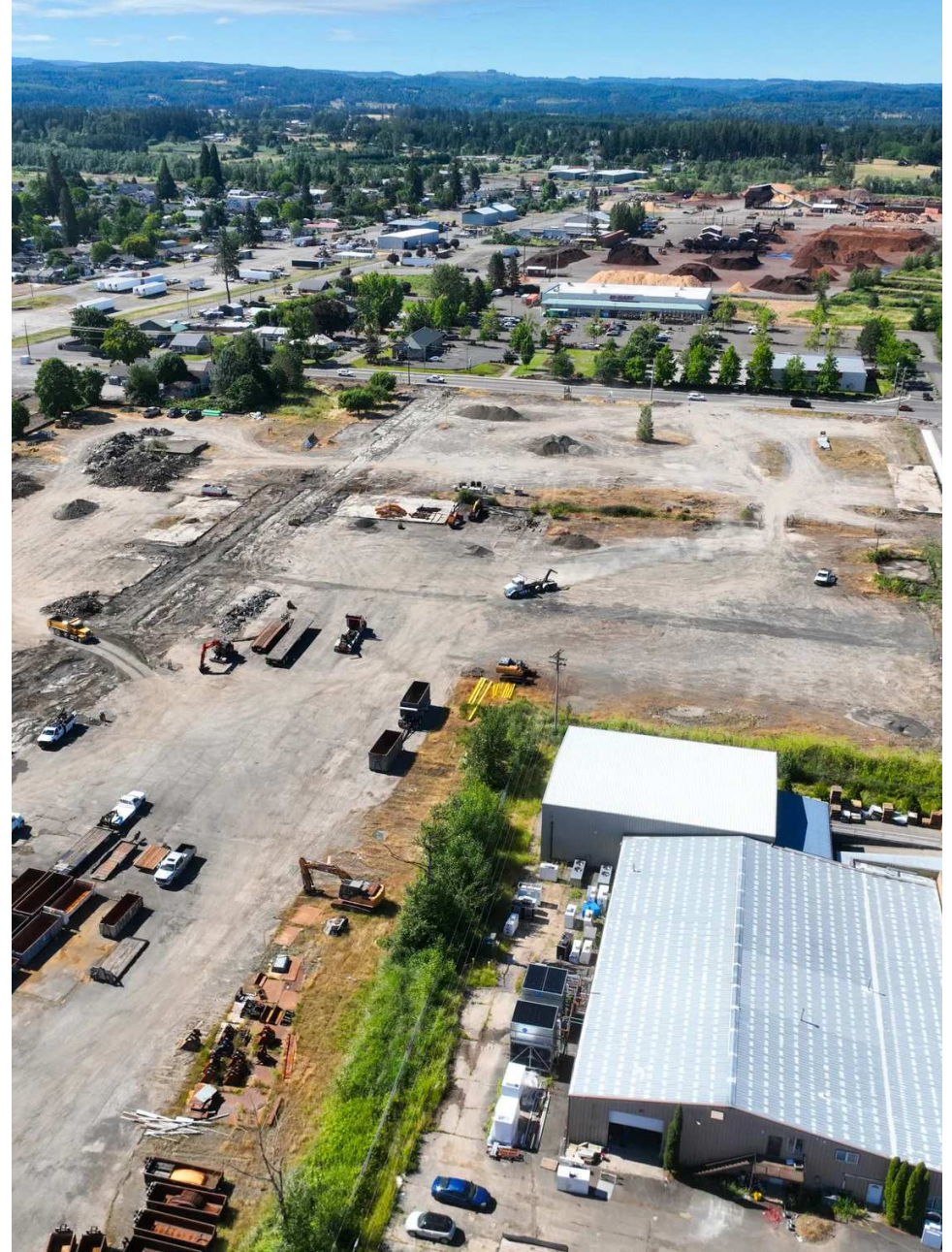
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LOT NUMBER	LOT SIZE	ASKING PRICE
Lot 1:	1.536 Acres	\$959,423.78
Lot 2:	1.513 Acres	\$945,721.42
Lot 3 (SOLD):	1.516 Acres	\$1,217,961.43
Lot 4 (SOLD):	1.541 Acres	\$1,233,112.95
Lot 5:	1.45 Acres	\$1,161,505.97
Lot 6:	1.757 Acres	\$1,406,299.36
Lot 7:	1.984 Acres	\$1,241,247.70
Lot 8:	1.562 Acres	\$976,942.72
Lot 9:	1.403 Acres	\$877,482.21
Lot 10 (SALE PENDING):	1.295 Acres	\$810,118.23
Lot 11:	2.395 Acres	\$3,500,000.00
Lot 12: (SALE PENDING):	1.936 Acres	\$1,210,499.89

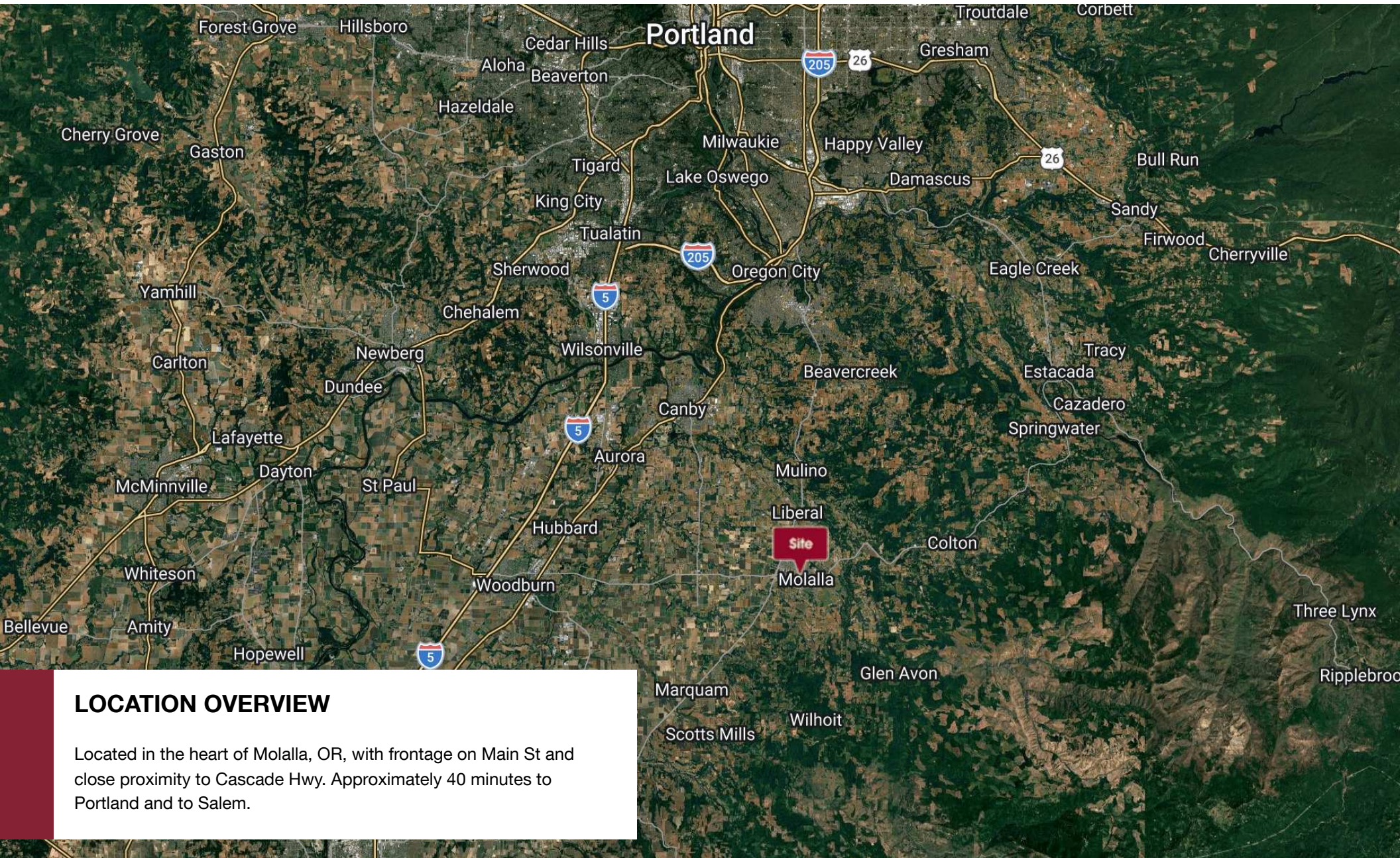
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LOCATION OVERVIEW

Located in the heart of Molalla, OR, with frontage on Main St and close proximity to Cascade Hwy. Approximately 40 minutes to Portland and to Salem.

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