

**LEGACY**  
REAL ESTATE

**FOR SALE** 893 Wilco Rd. Stayton, OR 97383

# OWNER/USER INDUSTRIAL PROPERTY

WITH LEASE INCOME & BUSINESS POTENTIAL



**JAMES HAUGE** PRINCIPAL BROKER  
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# BUILDING INFO

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**893 Wilco Rd.**

Industrial Building • Stayton, OR



## Extensively Upgraded Industrial Building With Existing Additional Income.

Currently home to metal fabrication business *Ninth Inning* (owner-occupied), with additional lease income from a separate tenant.

Features include 3 private offices, 3 bathrooms, a break room, ample storage, and 6 on-grade roll-up doors.

Zoned Light Industrial, supporting a wide variety of uses, and located in Stayton, OR with easy access to I-5.

# \$2,100,000

BUILDING PURCHASE PRICE

### PROPERTY INFORMATION

Current Tenant	Ninth Inning Corp
Address	893 Wilco Rd. Stayton, OR 97383
County	Marion
No. Buildings	1
Acres	1.30 acres
Lot SqFt	56,628 SqFt
Building SqFt	18,240 SqFt
Owner Occupied SqFt	13,560 SqFt
Lease Space SqFt	4,500 SqFt
Lease Space Rent: Monthly	\$3,368 <sup>.50</sup> Monthly
Lease Space Rent: Annual	\$40,422 Annual
Tax Acct	534162
Annual Taxes	\$9,318 <sup>.12</sup> (2024)
Zoning	Industrial

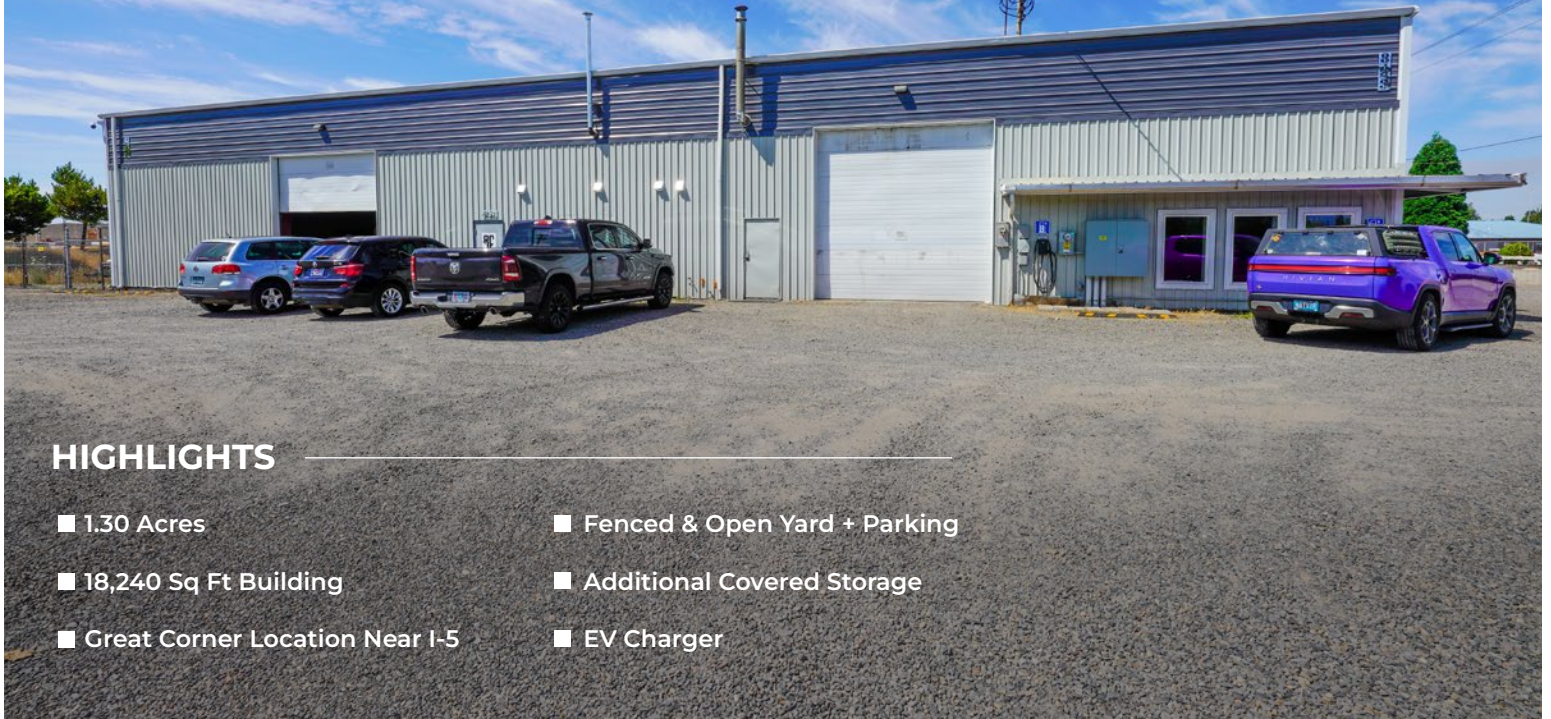
**Additional income-producing tenant** occupies 4,500 SqFt of the building and **provides an added \$40,422 in annual rent.**

### RECENT IMPROVEMENTS

- **480V 250 Amp 3 Phase Power**
- **On Grade Roll-Up Doors (x6)**
- **Remodeled Office Mini-Split**
- **LED lighting**
- **23' Clear Span Ceiling Height**
- **15' 5" Crane**
- **Fenced / Open Yard & Parking**
- **Additional Storage**

■ BUILDING INFO

# EXTERIOR



## HIGHLIGHTS

- 1.30 Acres
- 18,240 Sq Ft Building
- Great Corner Location Near I-5
- Fenced & Open Yard + Parking
- Additional Covered Storage
- EV Charger



■ BUILDING INFO

# INTERIOR SHOP

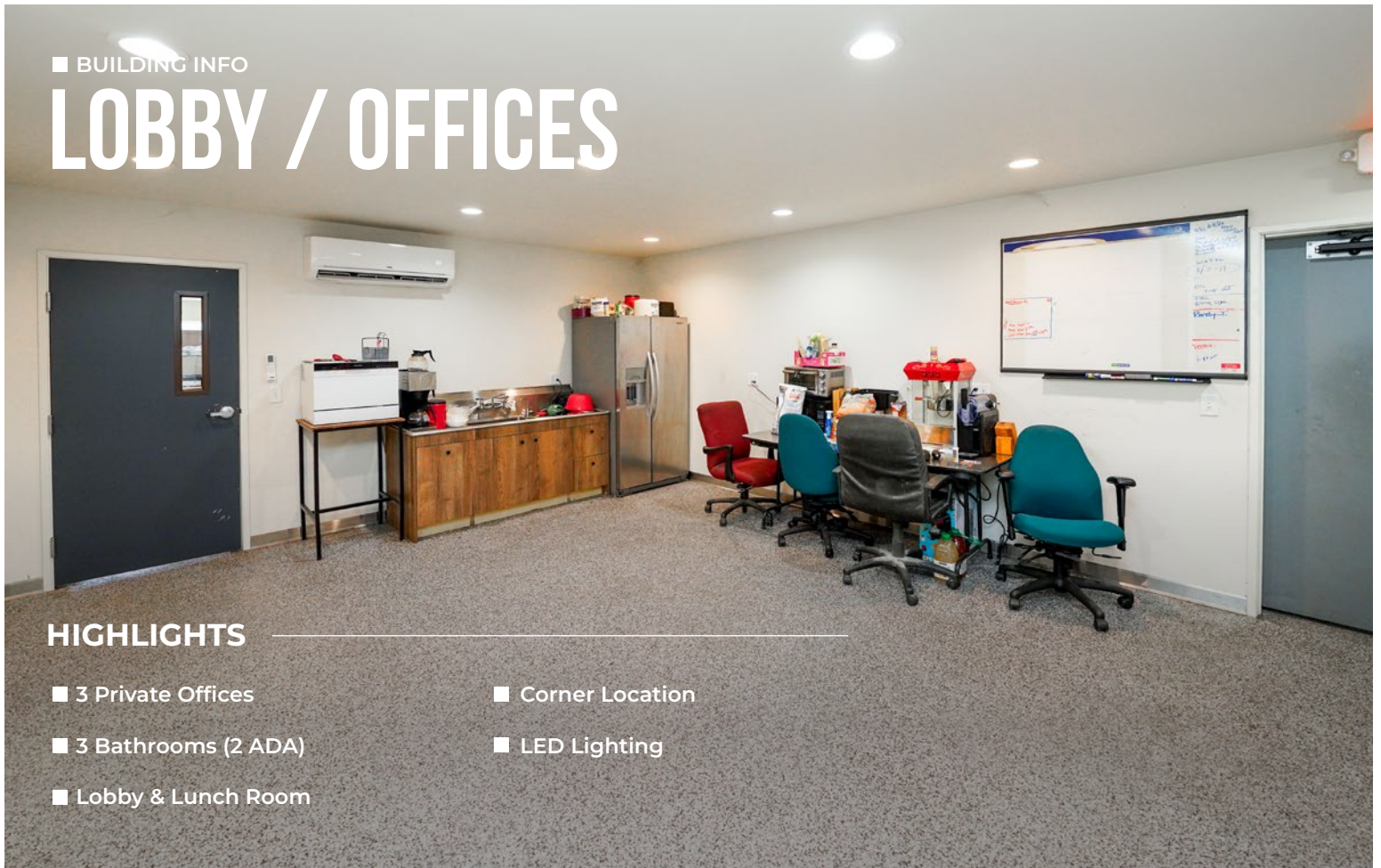
## HIGHLIGHTS

- 480 V 250 Amp 3 Phase Power
- On Grade Roll-Up Doors (x5)
- Shop Office / Storage
- 23' Ceiling
- 15' 5" crane
- LED Lighting



■ BUILDING INFO

# LOBBY / OFFICES



## HIGHLIGHTS

- 3 Private Offices
- 3 Bathrooms (2 ADA)
- Lobby & Lunch Room
- Corner Location
- LED Lighting



■ BUILDING INFO

# LEASE SPACE

## HIGHLIGHTS

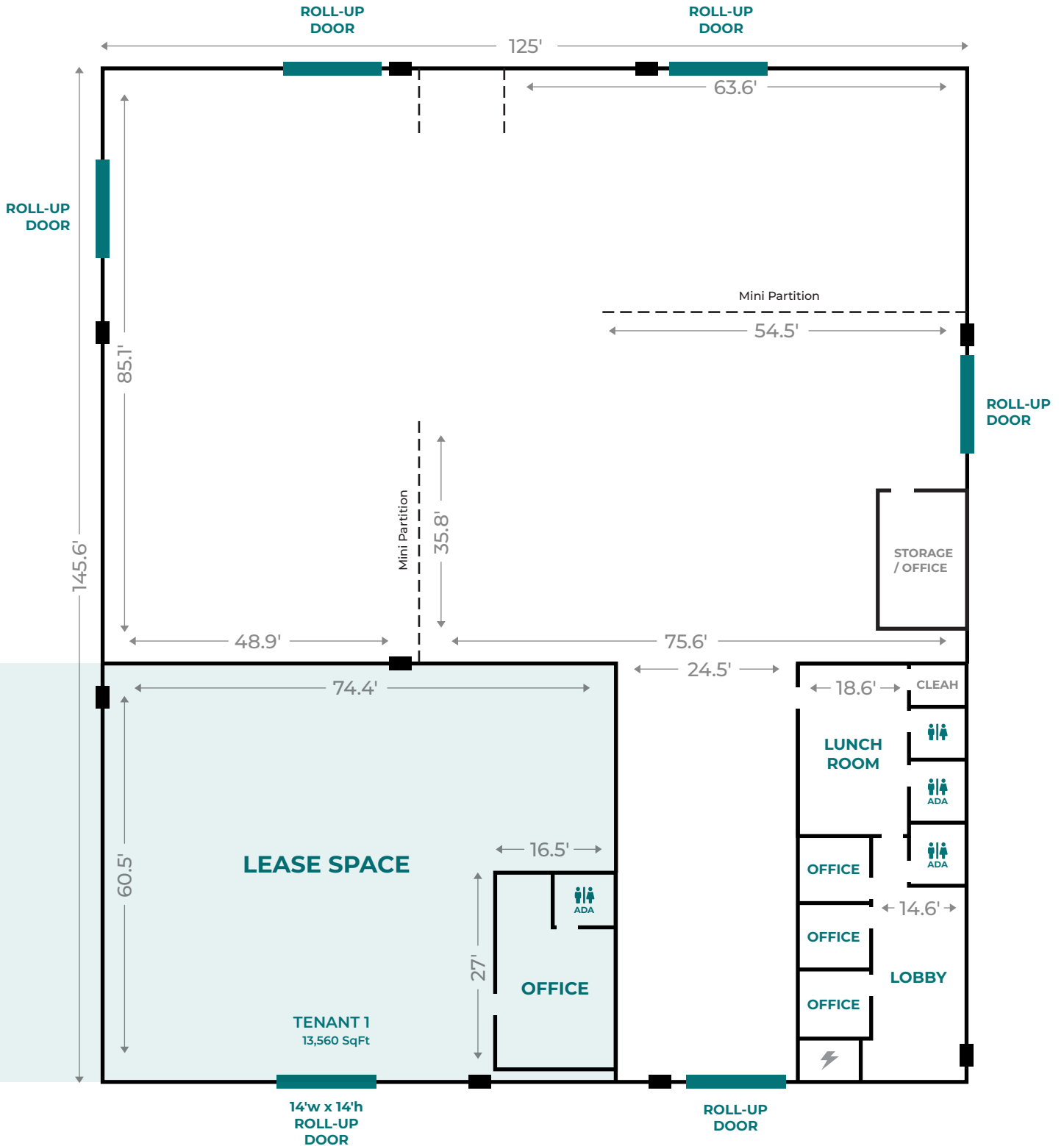
- 480 V 250 Amp 3 Phase Power
- On Grade Roll-Up Door
- Office Mini-Split + ADA Bathroom
- 23' Ceiling
- 15' 5" crane
- LED Lighting



PROPERTY LAYOUT



# BUILDING LAYOUT



## FINANCIAL ANALYSIS

### FINANCIAL PRO FORMA

#### INCOME

	MONTHLY	ANNUAL
Rent	\$13,092.00	\$157,104.00
NNN/CAM	\$2,709.00	\$32,508.00
Vacancy / Turnover (7%)	– \$474.03	– \$13,272.84
Effective Gross Income	\$15,326.97	\$176,339.16

#### EXPENSES

	MONTHLY	ANNUAL
Property Taxes	\$802.08	\$9,625.00
Insurance	\$333.33	\$4,000.00
Maintenance	\$416.67	\$5,000.00
Water/Sewer	\$400.00	\$4,800.00
Landscape Maint.	\$125.00	\$1,500.00
Exterior Maint.	\$208.33	\$2,500.00
Pest/Rodent Control	\$100.00	\$1,200.00
Professional Services	\$83.33	\$1,000.00
Total Expense	\$2,468.75	\$29,625.00

**\$147,021.<sup>16</sup>**

#### NET OPERATING INCOME

ANNUAL

**6.99%**

CAP RATE

**5.88%**

CASH ON CASH RETURN

### RENT ROLL PRO FORMA

	TENANT 1 13,560 SqFt	TENANT 2 4,500 SqFt
Monthly Rent	\$9,492.00	\$3,600.00
Monthly NNN/CAM	\$2,034.00	\$675.00
Total Monthly Rent	\$11,526.00	\$4,275.00
Total Monthly Rent /SqFt	\$0.85 /SqFt	\$0.95 /SqFt
Annual Rent	\$113,904.00	\$43,200.00
Annual NNN/CAM	\$24,408.00	\$8,100.00
Total Annual Rent	\$138,312.00	\$51,300.00
Total Annual Rent /SqFt	\$10.20 /SqFt	\$11.40 /SqFt

**\$189,612.<sup>00</sup>**

#### ANNUAL RENT

# BUSINESS INFO

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**Ninth Inning Corp.**

893 Wilco Rd. Stayton, OR 97383

## Metal fabrication shop specializing in custom metal parts and assemblies for various industries.

This is a turn-key operation with repeat clientele and key staff (including an operations manager) willing to stay on board. A strong foundation is in place for continued growth.

# \$560,000

BUSINESS PURCHASE PRICE

### BUSINESS INFORMATION

Business Name	Ninth Inning Corp
Address	893 Wilco Rd. Stayton, OR 97383
Founded	2004
Employees	8
Custom Design	3D Design & Modeling
Cutting	Flat Bed Laser Cutting
Fabrication	CNC Press Brake Forming, Roll Forming, Surface Graining
Welding	Laser, Tig, Mig Specializing in Stainless Steel
Machining	Self-Clinching Fastener Press 30"x60" CNC Mill Programmable Band Saw Finishing Equipment

### BUSINESS HIGHLIGHTS

- 8-year average growth sales of \$1,400,000 with nearly \$2,000,000 in sales in 2022.
- Equipment & supplies valued at \$300,000.
- Equipped with lasers, CNC lathes, mills, TIG/MIG welders, shears & more.
- Includes air compressors, zonal lighting, and compressed air lines.
- Dedicated concrete pad for laser gas tank storage.
- Repeat clientele and experienced staff willing to stay.

# CONTACT



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