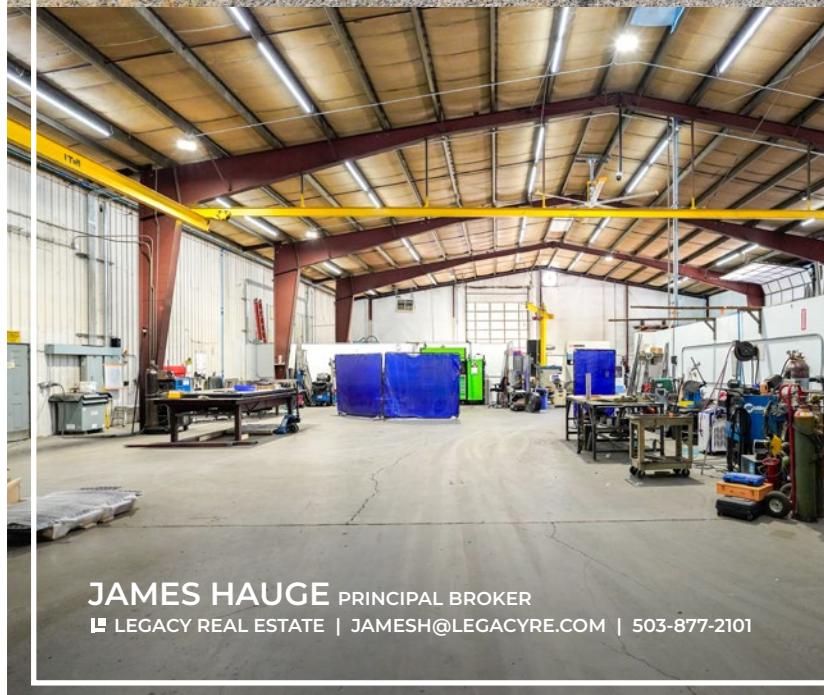


LEGACY
REAL ESTATE

FOR SALE 893 Wilco Rd. Stayton, OR 97383

OWNER/USER INDUSTRIAL PROPERTY

WITH LEASE INCOME & BUSINESS POTENTIAL



JAMES HAUGE PRINCIPAL BROKER
LEGACY REAL ESTATE | JAMESH@LEGACYRE.COM | 503-877-2101

BUILDING INFO

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 ^{.50} Monthly |
| Lease Space Rent: Annual | \$40,422 Annual |
| Tax Acct | 534162 |
| Annual Taxes | \$9,318. ¹² (2024) |
| Zoning | Industrial |

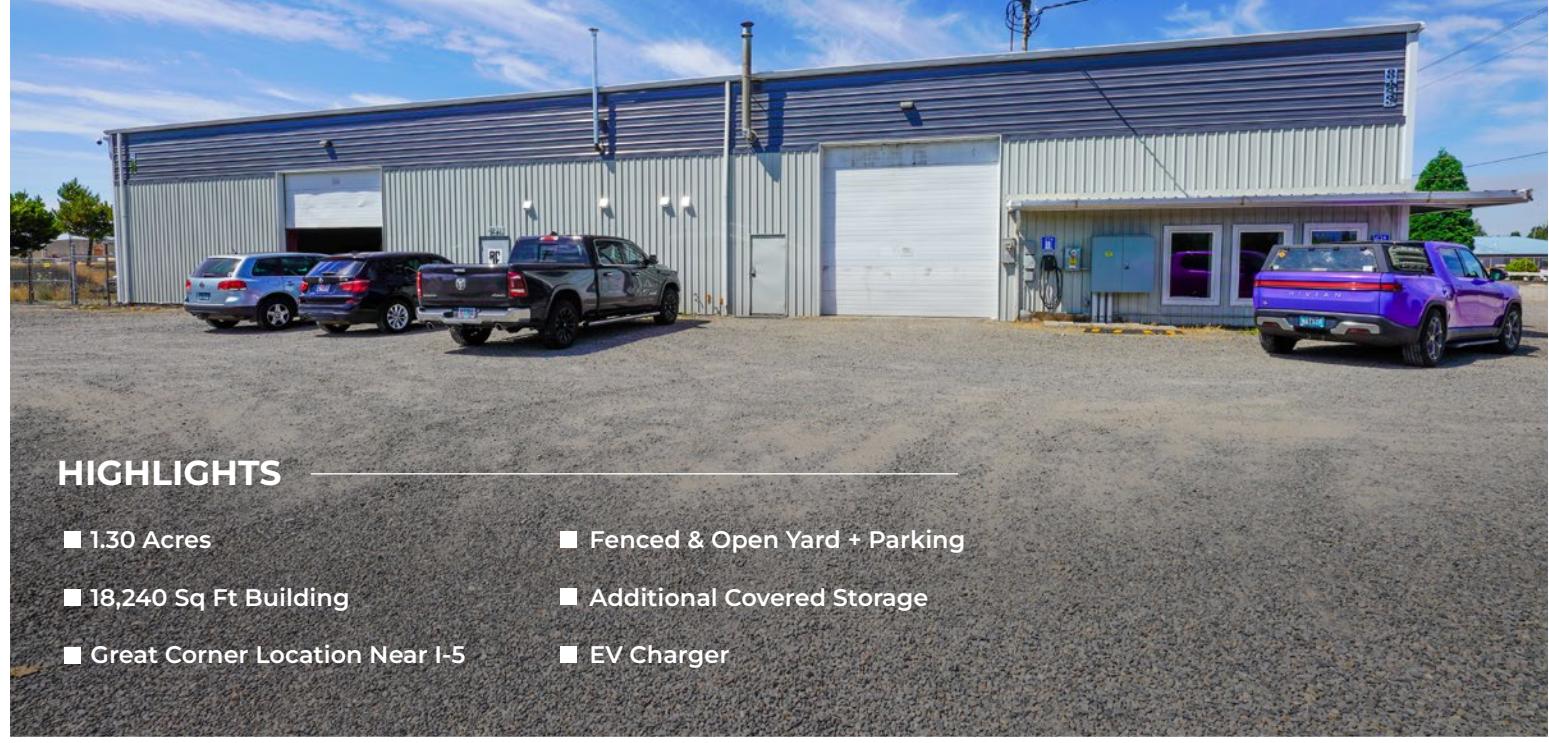
Additional income-producing tenant occupies 4,500 SqFt of the building and provides an added \$40,422 in annual rent.

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



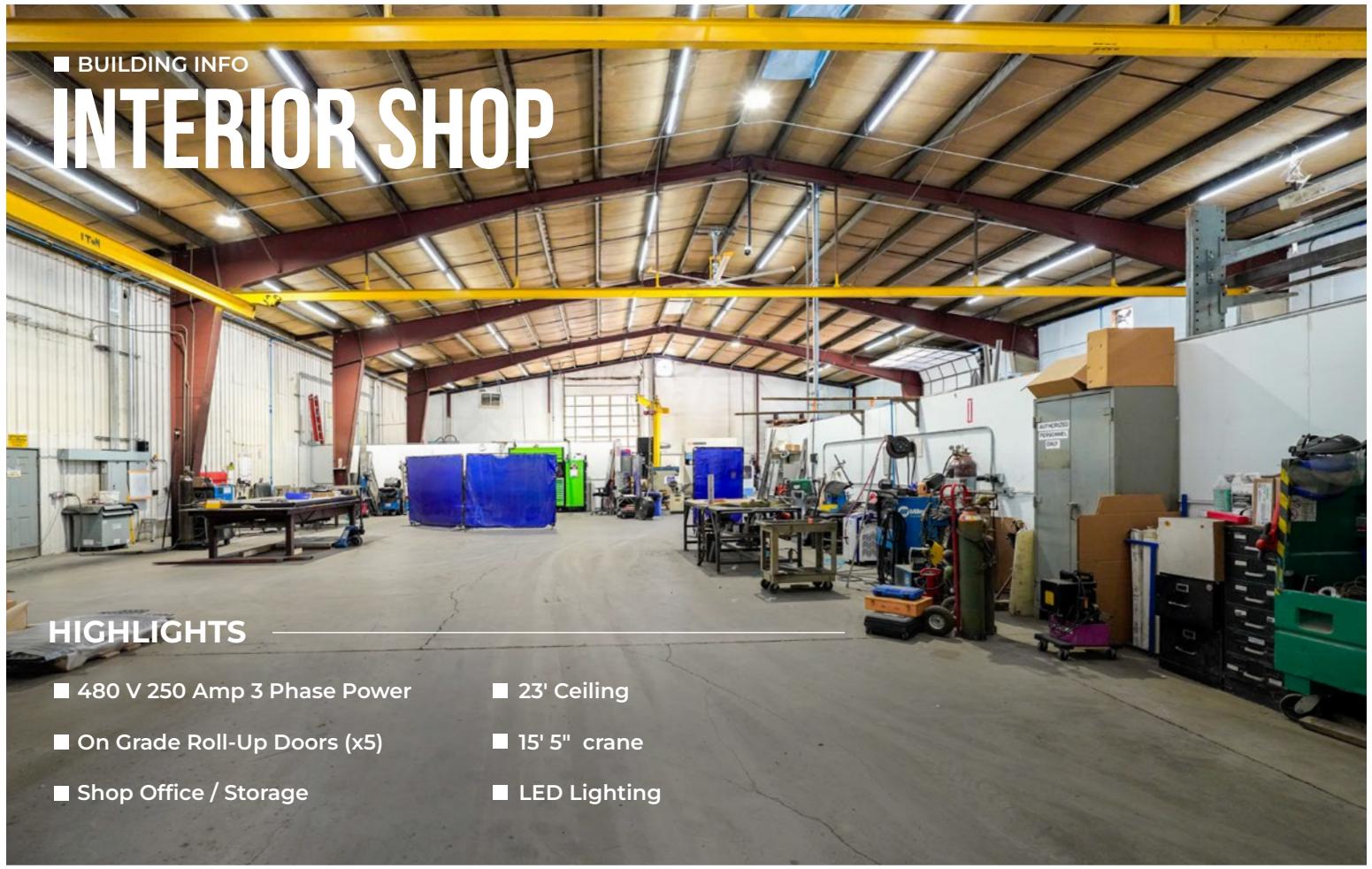
HIGHLIGHTS

- 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



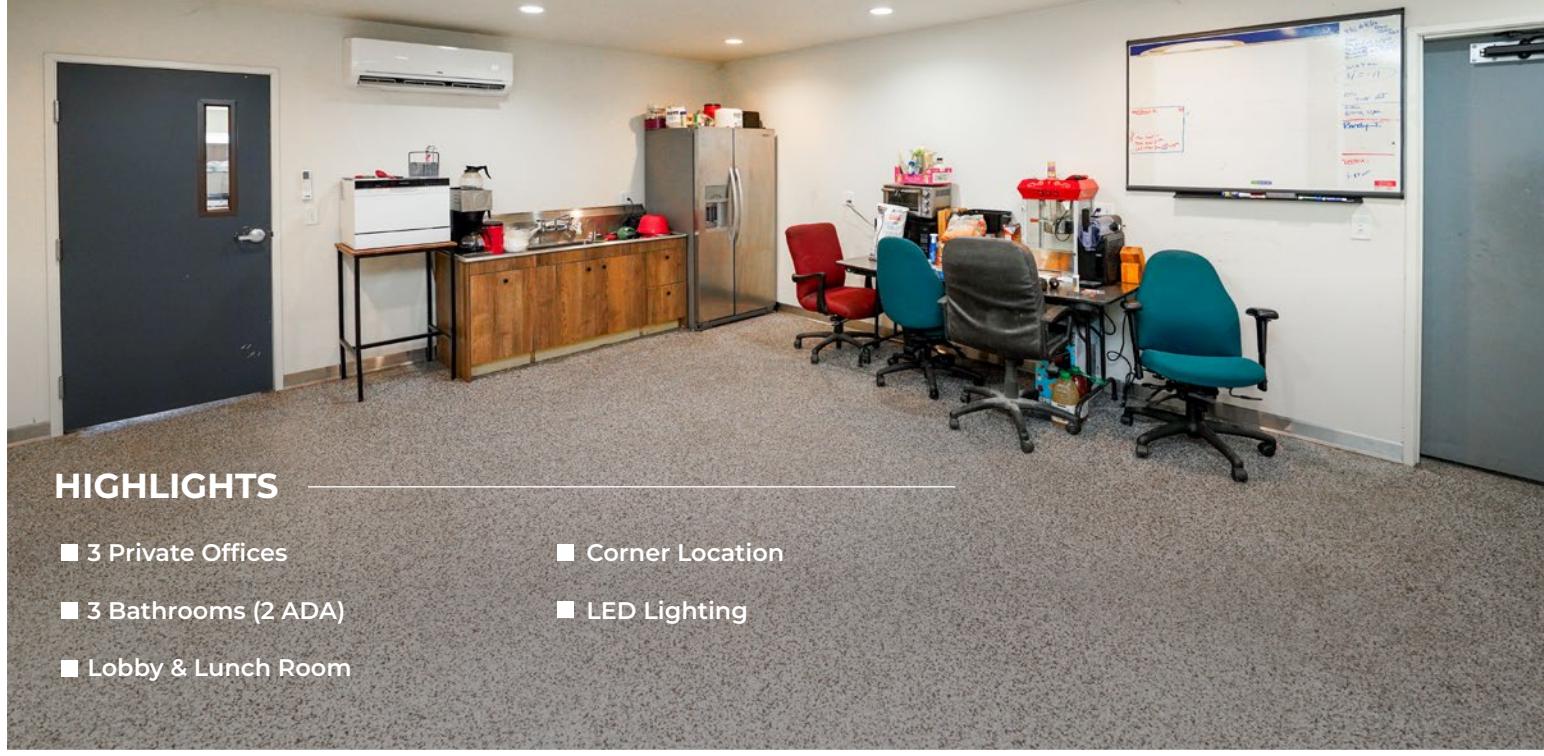
HIGHLIGHTS

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



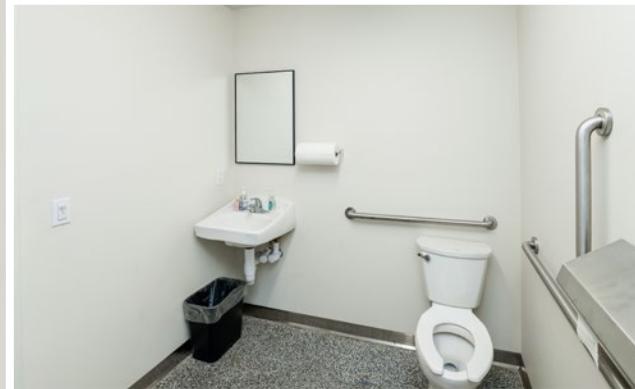
■ BUILDING INFO

LOBBY / OFFICES



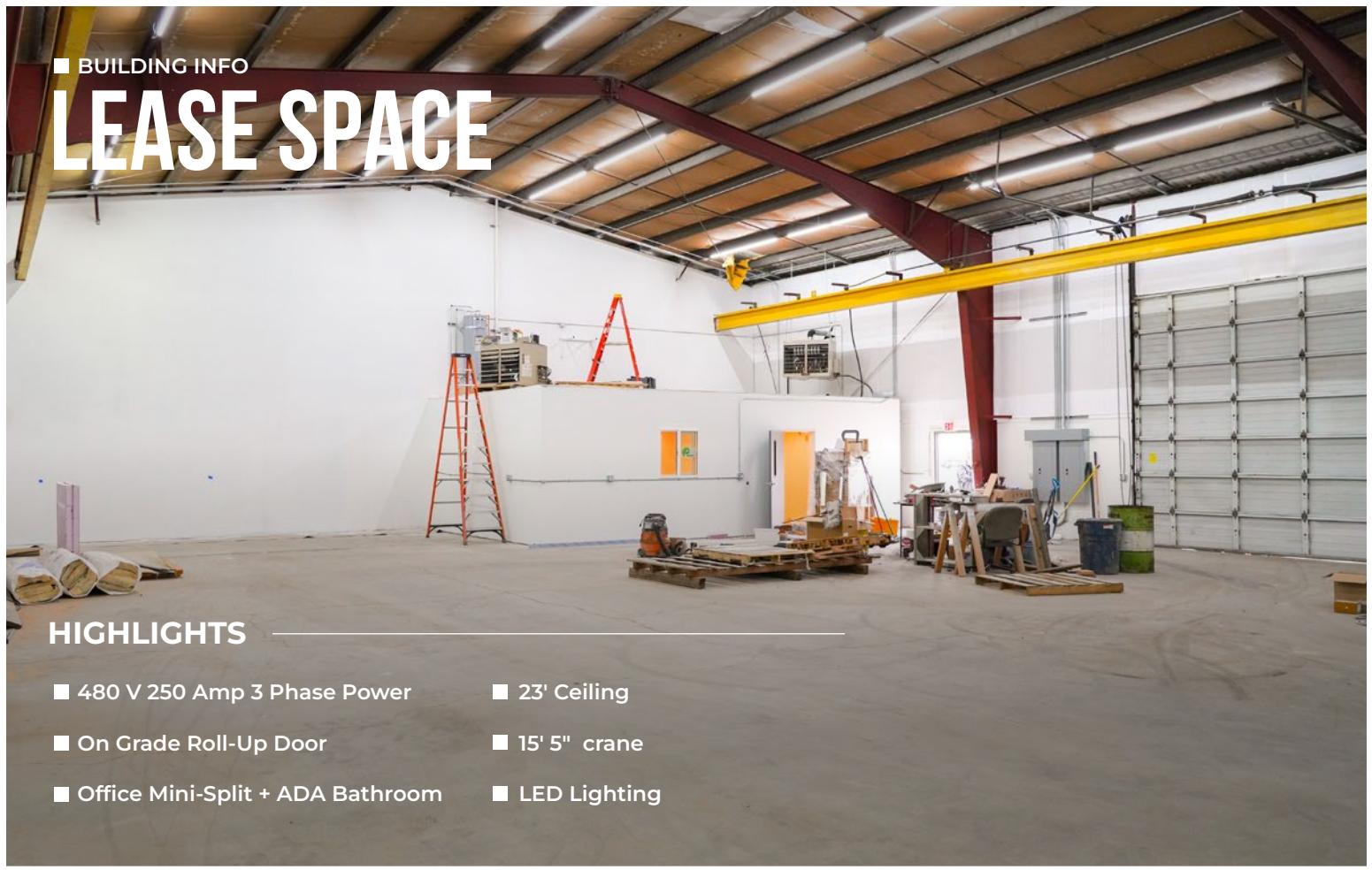
HIGHLIGHTS

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



■ BUILDING INFO

LEASE SPACE

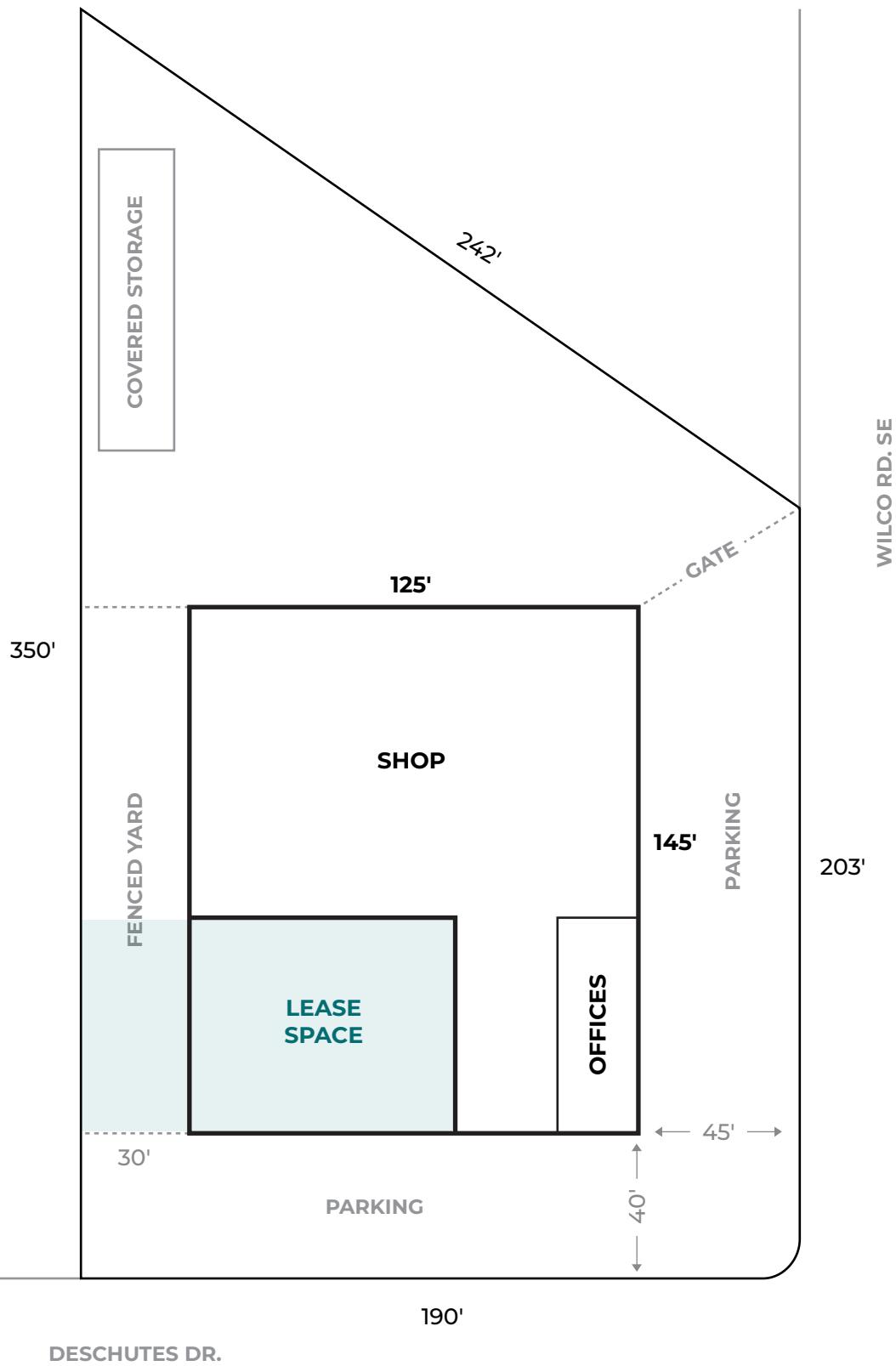


HIGHLIGHTS

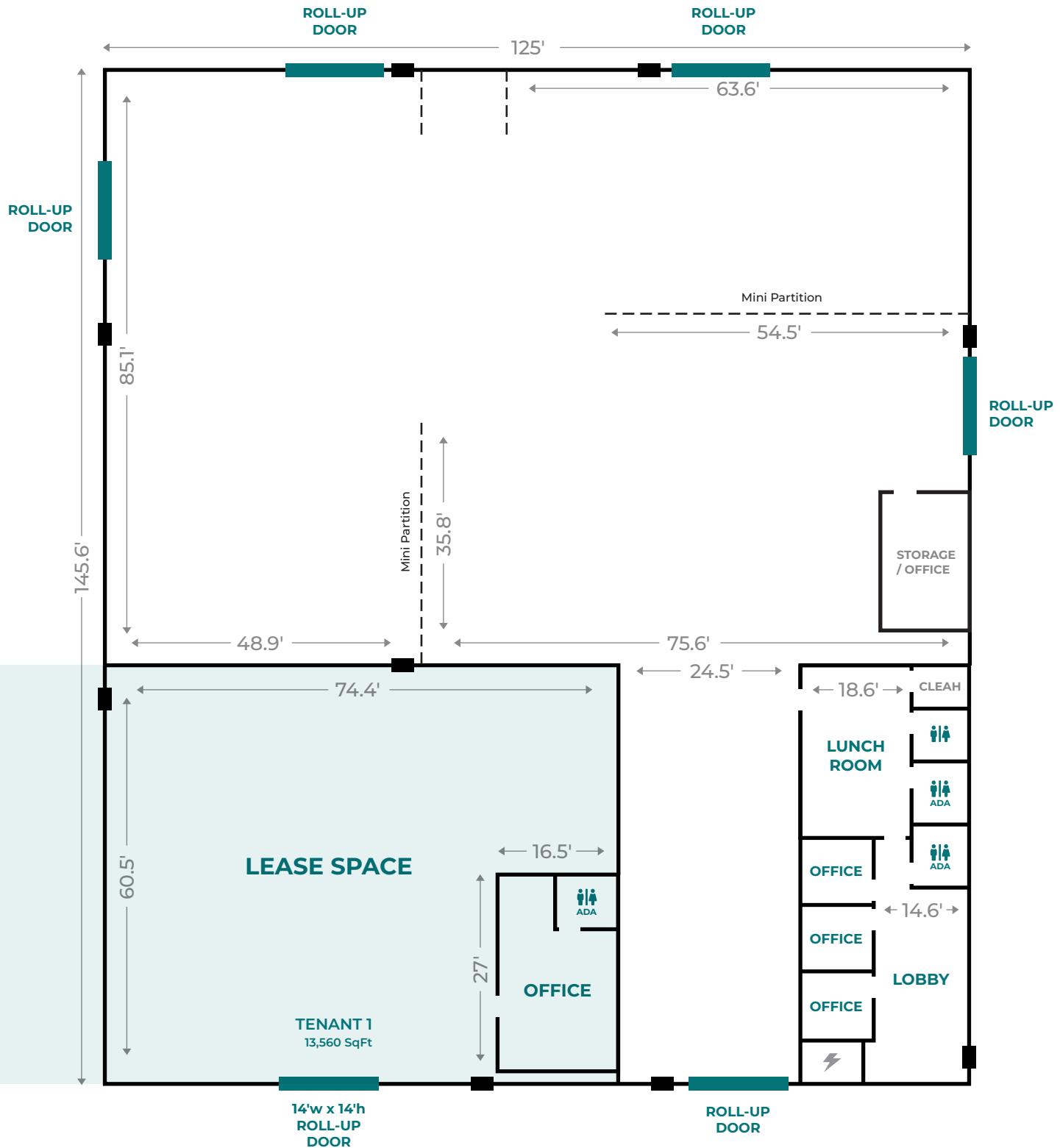
- 480 V 250 Amp 3 Phase Power
- On Grade Roll-Up Door
- Office Mini-Split + ADA Bathroom
- 23' Ceiling
- 15' 5" crane
- LED Lighting



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 |

\$147,021.16

**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 |

\$189,612.00

ANNUAL RENT

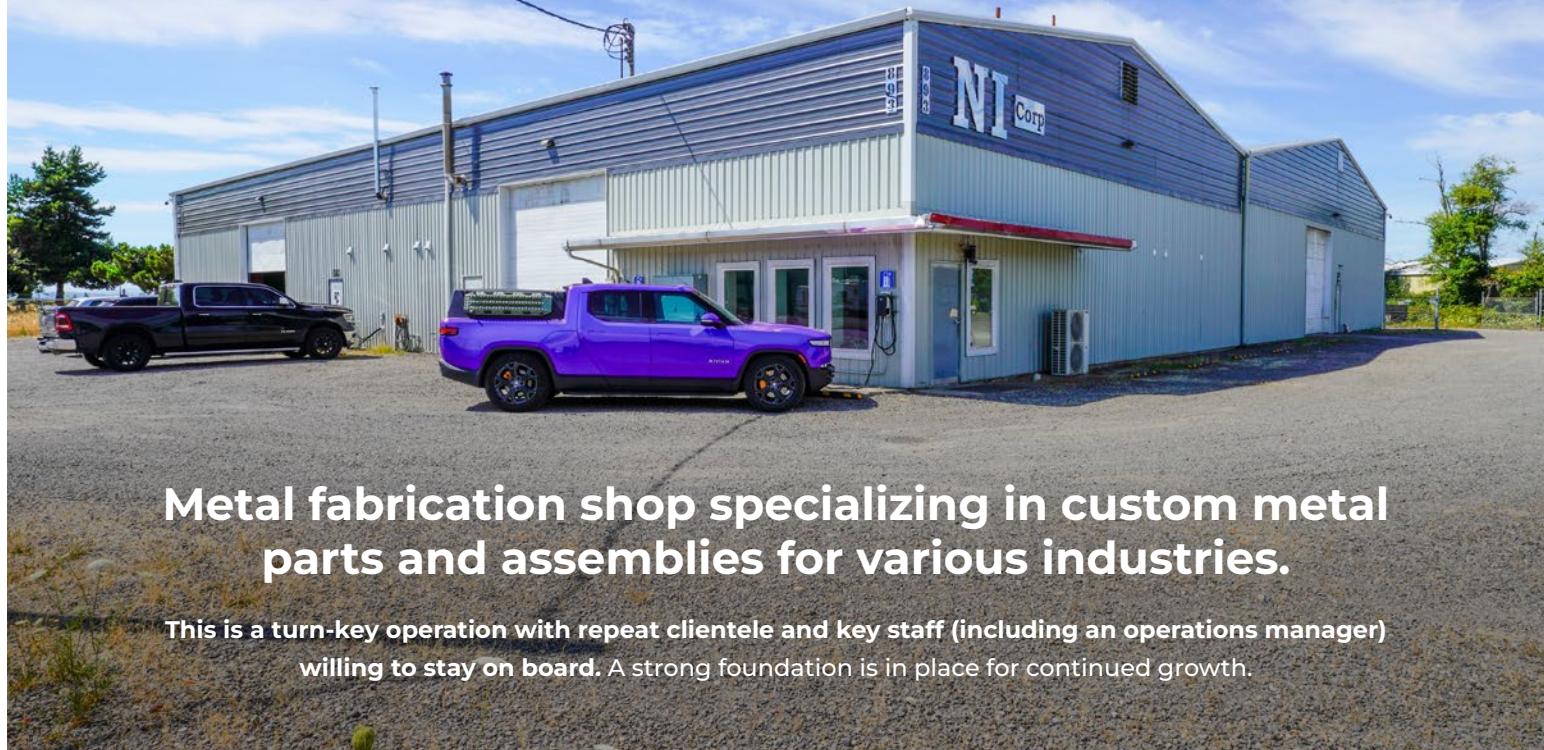
BUSINESS INFO

Ninth Inning Corp.

893 Wilco Rd. Stayton, OR 97383

NINTH INNING CORP.

NI Corp



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



JAMES HAUGE

Licensed Principal Broker in Oregon
#200107093

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