

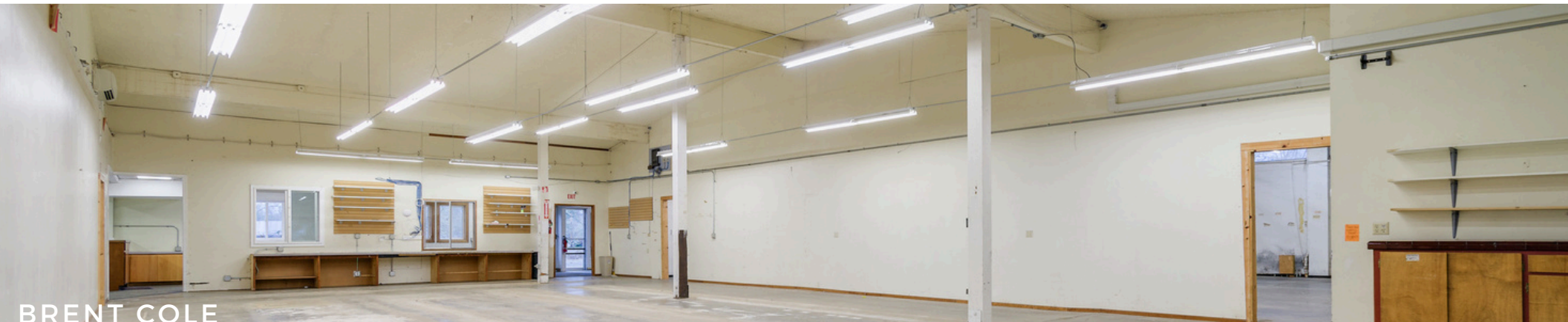
LEASE
OR
SALE

24716 Territorial Hwy
Monroe, OR

Sale - \$750,000
Lease - \$6.00/sq ft/yr

Light Manufacturing | Office | Distribution

- 14,850 sq ft building
- Year Built: 1950; 1970
- Acres: 1.58
- Warehouse + Office
- Residential Unit Upstairs
- LMFG Use/Zoning



BRENT COLE
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Property Overview

Multi-use rural commercial site in Monroe, OR / Benton County. Warehouse, distribution, and light-manufacturing building. Property has ~1500 sq ft of office space. 8000 sq ft warehouse with high ceiling and industrial storage rack; additional square footage is light manufacturing with 3phase power available. Property has attached residential unit on the upper level for additional variable use. Unique property well suited for multiple commercial applications.

Building Size

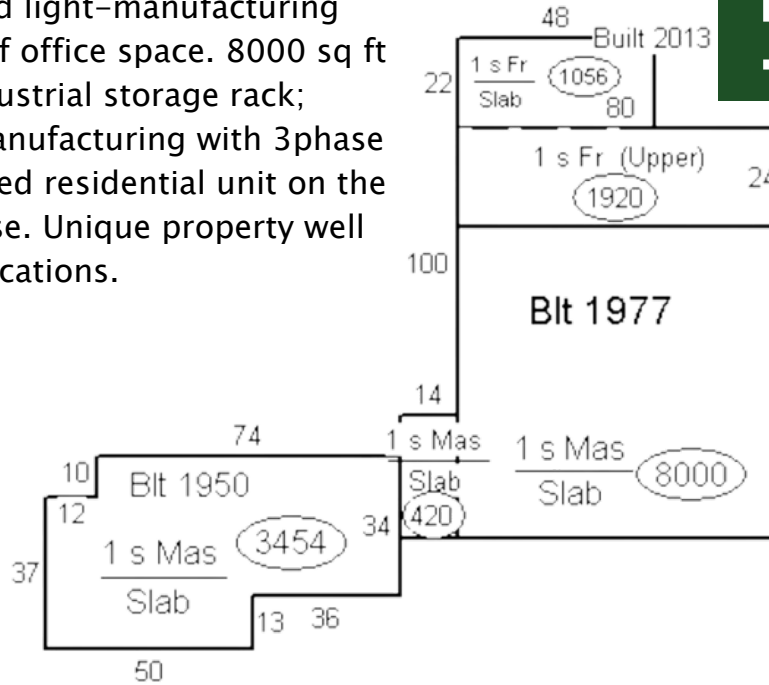
Building Sq Ft - 14,850 sq ft

Built - 1950 + 1970

Land Sq Ft - 1.58

Land Use

Light Manufacturing / Distribution
Zoned - RC (Rural Commercial)



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Taxlot/Property Taxes

14-53-3DB-00100

2023 - \$3667

Last Certified Values

Market Land: \$1,307,656.00

Market Structure: \$862,851.00

Total Real: \$2,170,507.00



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