



FOR LEASE

# RURAL INDUSTRIAL YARD OPPORTUNITY

24695 S BARLOW RD, AURORA, OR 97002

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**MACADAM  
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COMMERCIAL REAL ESTATE SERVICES



### PROPERTY DESCRIPTION

The 2.74-acre rural industrial site provides a versatile land opportunity with direct access off Highway 99E in Aurora. The property features a spacious, open yard well-suited for equipment storage, vehicle parking, materials staging, or other outdoor industrial use, along with a small on-site office/sales office for day-to-day operations. Situated in unincorporated Clackamas County with [Rural Industrial zoning](#), the site supports a broad range of uses, including manufacturing, processing, warehousing, wholesale/retail sales, and contractor yards, making it an excellent fit for equipment dealers, building material suppliers, landscaping operations, or any business looking to combine yard space with a sales component. The Rural Industrial designation offers flexibility not commonly found in more restrictive agricultural or residential zones, allowing tenants to operate sales activities directly from the property.

- **Landlord Responsibility:** All operating expenses.
- **Tenant Responsibility:** Utilities

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$9,000 per month
<b>Available SF:</b>	2,736 SF
<b>Lot Size:</b>	2.74 Acres

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## LOCATION OVERVIEW

The property is ideally positioned directly off Highway 99E in Aurora, providing immediate access to one of the Willamette Valley's key north-south corridors. Interstate 5 is just minutes away via the Ehlen Road interchange (Exit 278), connecting north toward Wilsonville and Portland or south to Woodburn and Salem. The central location between Portland and Salem makes this site a strong option for businesses serving regional markets across the mid-valley.

POINT OF INTEREST	DISTANCE	TIME
<b>Interstate 5</b>	5.1 mi	9 min
<b>Portland</b>	23.0 mi	30 min
<b>Salem</b>	29.2 mi	38 min



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