



99E

FOR LEASE

# UNIQUE INDUSTRIAL OPPORTUNITY WITH EXCESS LAND & GREAT HIGHWAY FRONTAGE

3099 N PACIFIC HWY, WOODBURN, OR 97071

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**MACADAM FORBES**  
COMMERCIAL REAL ESTATE SERVICES

## PROPERTY DESCRIPTION

The property offers 70,000 SF of industrial space with excess paved yard area available for lease. The steel-frame building is in excellent condition and features heavy power, three dock doors, three grade-level loading doors, and approximately 4,800 SF of finished office space. The yard area is secured, fenced, paved, and fully lit, providing ample outdoor storage and operational flexibility.

The building can be demised to accommodate a two-tenant configuration, available as small as 30,000 SF. **Additionally, the improved yard space adjacent to the building is included with the lease at no additional charge.** An additional six acres of excess yard area is also available and can be improved if a tenant requires expanded outdoor storage or operational space.

## PROPERTY HIGHLIGHTS

- Rarely available asset type in the region
- Freestanding building with paved yard
- Excess land
- Highway frontage
- Access from two different public streets
- 3 grade level doors, 3 dock high doors
- 30' ceiling height

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$0.85 SF/month (NNN)
<b>Office Surcharge:</b>	\$1.10 SF/month (NNN)
<b>Available SF:</b>	30,000 - 70,000 SF
<b>Included yard:</b>	Approx. 4.5 Acres
<b>Office Size:</b>	+/- 4,800 SF
<b>Zoning:</b>	Industrial Park (IP)

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## ABOUT THE SUBMARKET

Woodburn is a rapidly growing submarket approximately 20 minutes south of the Portland Metro on Interstate 5. Thousands of new homes have been built in Woodburn over the last few years, and construction continues on hundreds of acres of residentially zoned land in the southern part of the City. The City has virtually no industrial lands available to help catch up with the growth, putting a premium on existing buildings.

Amazon recently completed a 3,800,000-square-foot facility in Woodburn with an expected employment count of 2,500. Additionally, Woodburn is home to approximately 8,465,000 square feet of industrial product with a vacancy rate of less than 1.5%. Being positioned on I-5 between Portland and Salem, Woodburn is poised to capture users in the overall region as well.

LOCATION	DISTANCE	TIME
<b>Interstate 5</b>	3.6 mi	9 min
<b>Amazon Facility</b>	4.5 mi	12 min
<b>Aurora Airport</b>	7.8 mi	14 min
<b>Salem</b>	21.2 mi	31 min
<b>Portland Metro</b>	27.8 mi	36 min



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