

Cobalt Industrial Park

1414 COMMERCE WAY | WOODBURN, OR 97071

NEARING COMPLETION

**FOR SALE
& LEASE**

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.



VIDEO TOUR



PROPERTY DESCRIPTION

One of the last industrial parcels available in Woodburn and in the region. The favorable site characteristics and zoning, combined with sophisticated and experienced ownership, allow a smooth road toward tenancy or ownership for a user. The first building to deliver is a 65,004 SF freestanding building, with an estimated completion of Q1 2026.

PROPERTY HIGHLIGHTS

- Central location in Woodburn
- Direct access and over 1,000 feet of frontage on Commerce Way
- Close proximity to both Portland and Salem
- A wide array of industrial uses permitted in the zone
- Estimated completion of Q1 2026
- I-5 corridor
- Lease and sale options

OFFERING SUMMARY

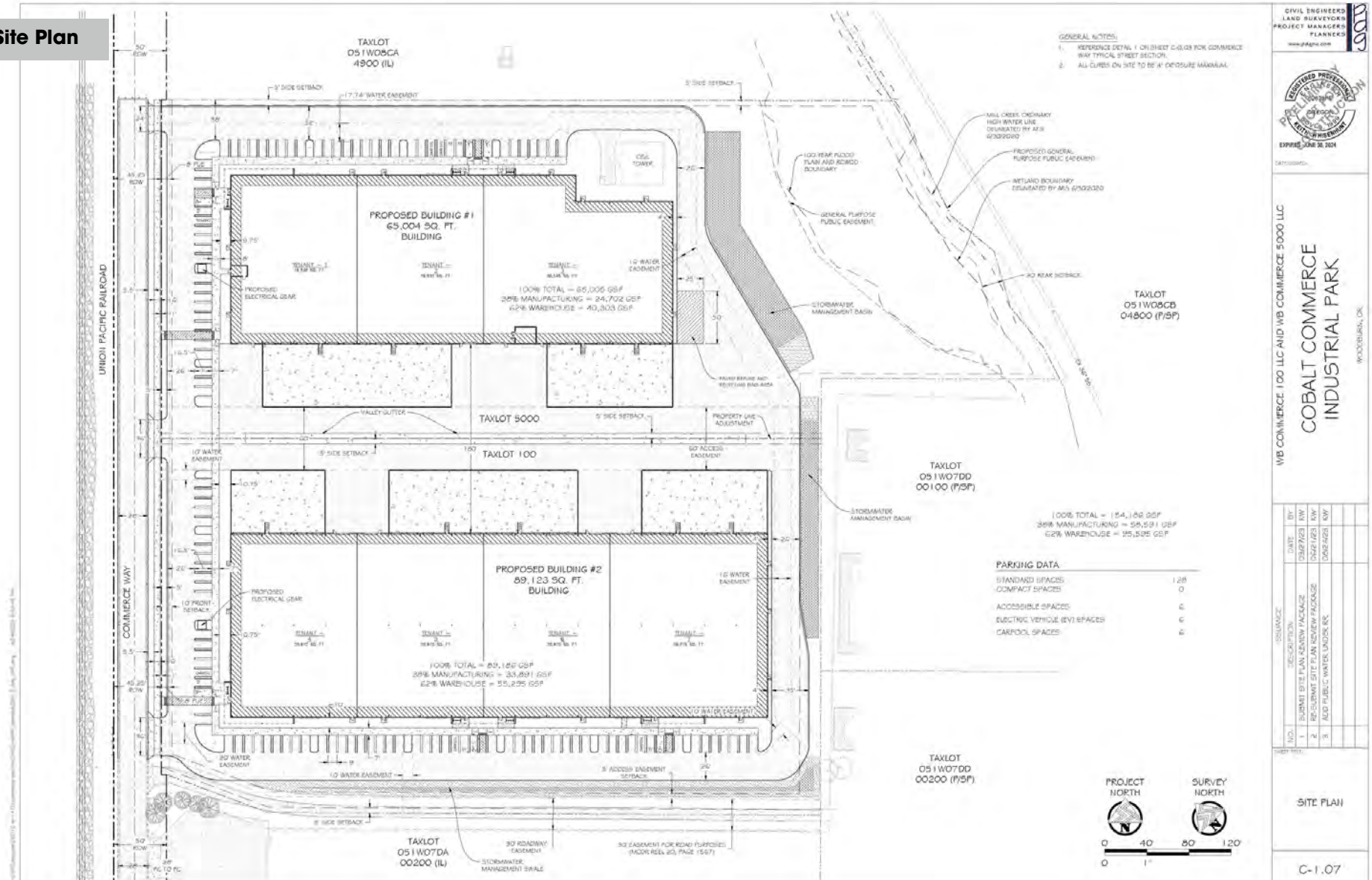
Sale Price:	Contact Broker
Lease Rate:	\$0.85 SF/month (NNN)
Estimated NNNs:	\$0.32/SF/month (NNN)
Office Surcharge:	\$1.35/SF (NNN)
Available SF:	30,000 - 154,127 SF
Total Lot Size:	11.04 Acres
Total Building Size:	154,127 SF
Zoning:	LI - Light Industrial
Estimated Delivery:	Q1 2026
Clear Height:	30'
Power:	2,000 amp
Loading:	Dock & Grade



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Example Site Plan



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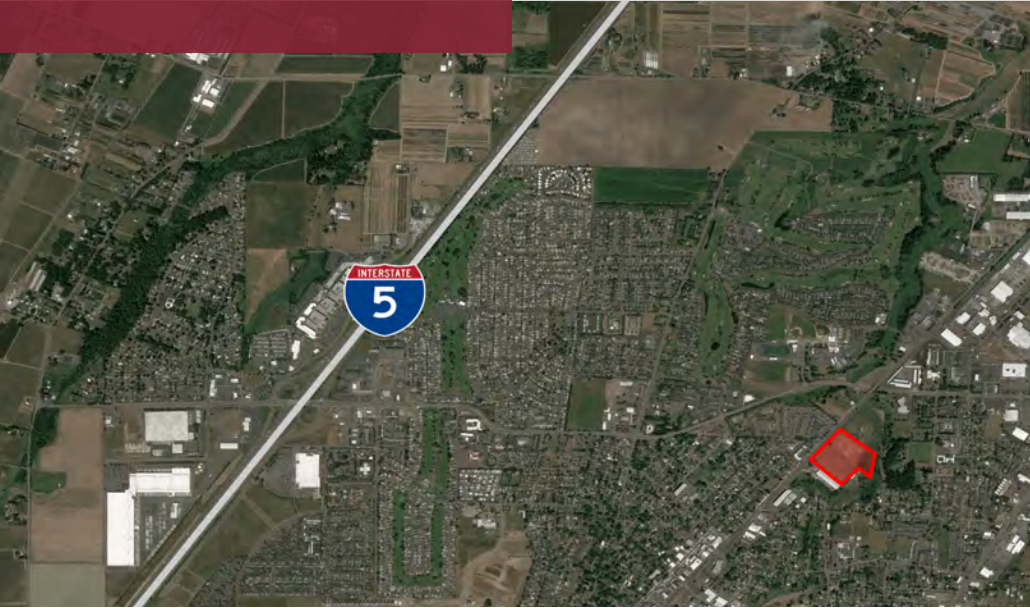
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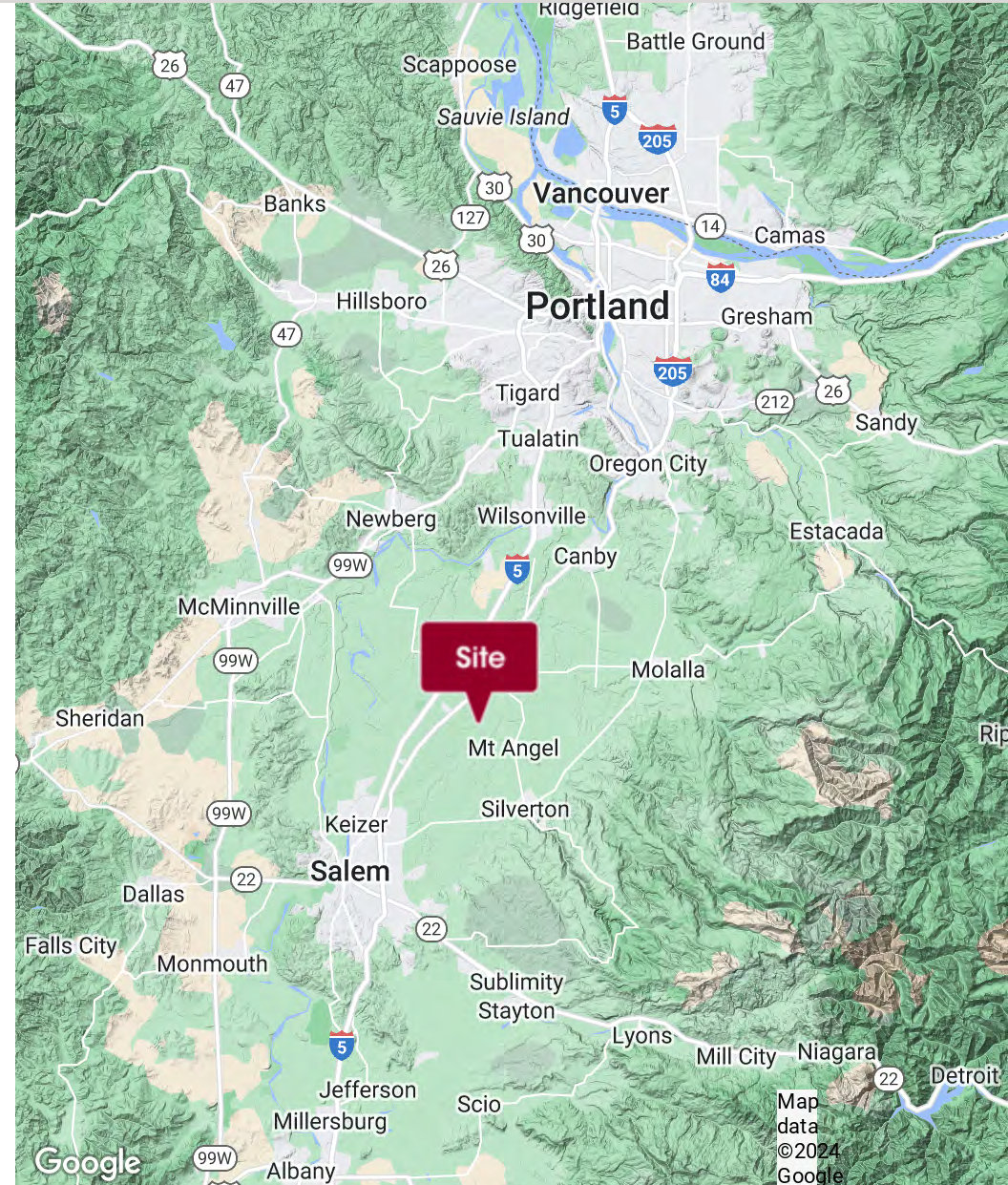


DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total population	13,361	39,754	66,463
Median age	36.9	37.7	39.7
Median age (Male)	38.1	37.6	39.1
Median age (Female)	37.0	38.7	40.3
Total households	4,321	13,365	22,499
Total persons per HH	3.1	3.0	3.0
Average HH income	\$74,507	\$75,053	\$83,486
Average house value	\$281,508	\$281,079	\$338,646

LOCATION OVERVIEW

The property is located on the I-5 corridor in the heart of Woodburn, Oregon, and is less than 30 miles from both Portland and Salem.



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