



SALE

Industrial Rail Warehouse Property

405 HOOSIER RD.

Stanfield, OR 97875

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PRESENTED BY:

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THE WHITNEY LAND COMPANY
EST. 1970

PROPERTY SUMMARY



SALE PRICE

\$2,190,000

OFFERING SUMMARY

BUILDING(S) SIZE:	± 14,212 SF
LOT SIZE:	3.36 Acres
YEAR BUILT:	1977
ZONING:	GI
PRICE/SF:	\$154
APN:	TBD

PROPERTY OVERVIEW

This industrial rail property is situated in the heart of the Columbia Basin's rich agricultural and manufacturing area and provides ample room for a wide range of operations. Featuring ± 14,212 sq. ft. of combined warehouse and office space, this property is ideal for various uses with the added benefit of a double RR spur for accessible transportation and the availability of adjacent industrial land for separate sale. Conveniently located with close access to and from the Umatilla/Hermiston area and surrounding towns via Hwy 395 and Interstates 82 and 84.

PROPERTY HIGHLIGHTS

- Double RR Spur and new track switch
- Grade-level loading doors
- Dedicated parking area
- South Adjacent Industrial Land also available for Sale (MLS _____)

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

WAREHOUSE FACILITY INFORMATION



WAREHOUSE FACILITY DETAILS (± 5,705 SF)

- ± 4,264 SF Warehouse, 1,441 SF Office for a total of ± 5,704 SF
- Features office space, lunchroom, conference room, restrooms and shell warehouse space
- Steel framed
- Grade-level loading door
- Sprinkler system
- 3 Phase Power



WAREHOUSE INFORMATION



WAREHOUSE DETAILS (± 8,508 SF)

- ± 8,508 SF
- Clear span
- Grade-level loading door
- Well ventilated
- 18' eave height
- 3 Phase power, 480 Volts 800 Amp service
- previously used in potato starch storage facility, offered as shell space



ZONING AND LOCATION



ZONING DESCRIPTION

The property is zoned GI (General Industrial), which is defined in the City of Stanfield Development Code, Chapter 2.3.100 as:

The General Industrial District accommodates a range of light and heavy industrial land uses. It is intended to segregate incompatible developments from other districts, while providing a high-quality environment for businesses and employees. This chapter guides the orderly development of industrial areas based on the following principles:

- Provide for efficient use of land and public services.
- Provide transportation options for employees and customers.
- Locate business services close to major employment centers.
- Ensure compatibility between industrial uses and nearby commercial and residential areas.
- Provide appropriate design standards to accommodate a range of industrial users, in conformance with the Comprehensive Plan.

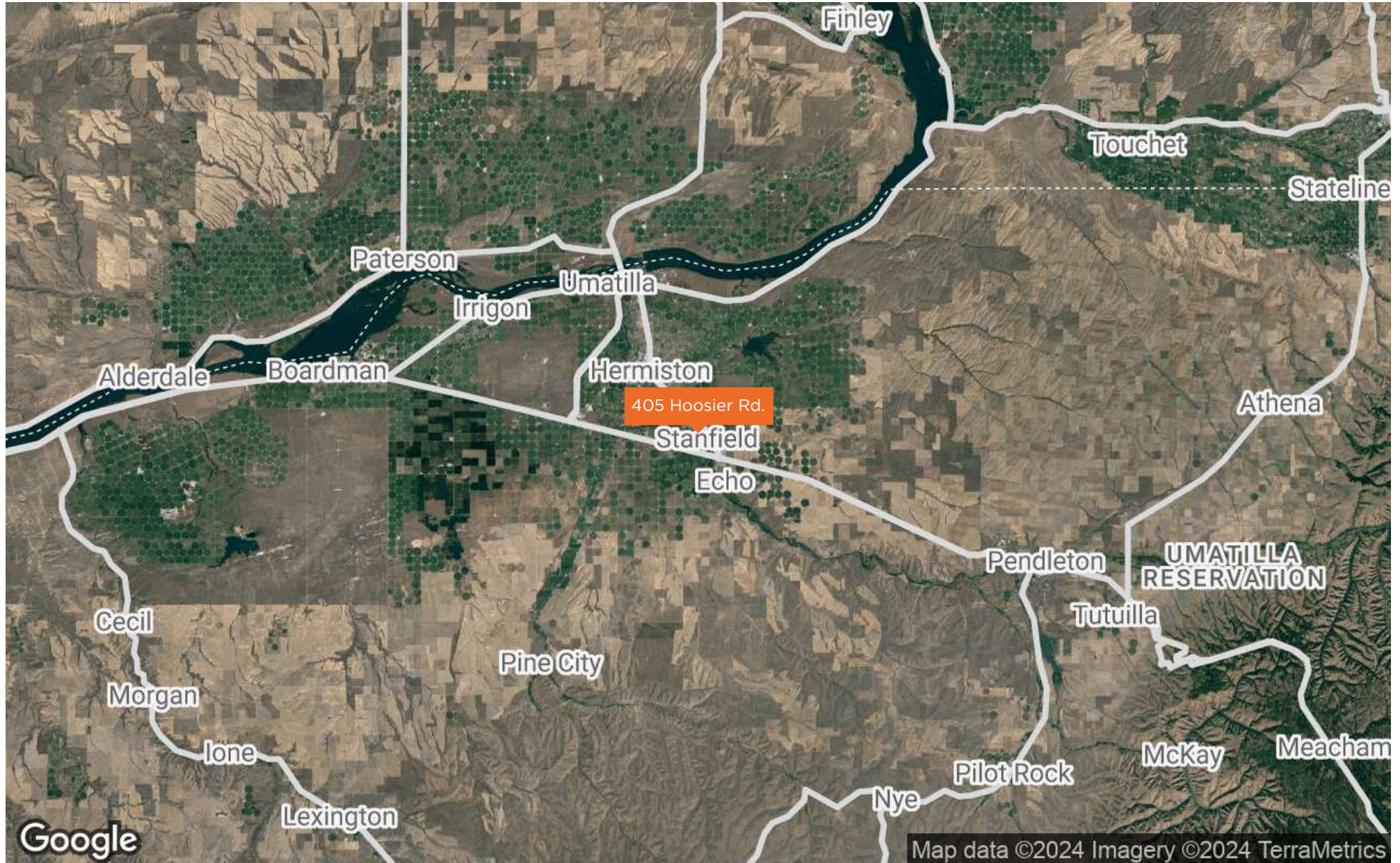
LOCATION DESCRIPTION

405 Hoosier Rd. is centrally located and linked to the major population centers of the Pacific Northwest by Interstate Highways 82, 84, Hwy 395 and the Columbia River Highway. Seattle and Portland are 3.5 hours by car.

ADDITIONAL PHOTOS



REGIONAL MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	92	354	1,885
AVERAGE AGE	38	38	38
AVERAGE AGE (MALE)	38	38	38
AVERAGE AGE (FEMALE)	39	39	39

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	34	130	688
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$69,111	\$69,349	\$68,949
AVERAGE HOUSE VALUE	\$236,650	\$239,377	\$234,801

* Demographic data derived from 2020 ACS - US Census

