

FOR SALE

# INDUSTRIAL LOTS IN WIDE RANGE OF SIZES

545 W MAIN ST, MOLALLA, OR 97038

**SALE PRICE**  
See Table

**TOTAL LOT SIZE**  
19.9 AC

**CLAYTON MADEY, SIOR**  
503.972.7277  
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 **DRONE VIDEO**

 **MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES





**PROPERTY DESCRIPTION**

Industrial lots available in a wide range of sizes, down to 1.3 acres. The sites will be served with Molalla municipal utilities. Seller will construct the internal roadway.

Seller is able to construct a building on the site(s) for a fee after the land has been purchased. Building pricing to be provided based on Buyer's site plan.

Land is also available immediately for short-term yard leasing.

**PROPERTY HIGHLIGHTS**

- Owner-user opportunities
- Central location
- Each lot has approx. 1MW, 3-Phase power
- Plat plan has been adopted by the City
- Lots can be purchased alone or in combination with other lots

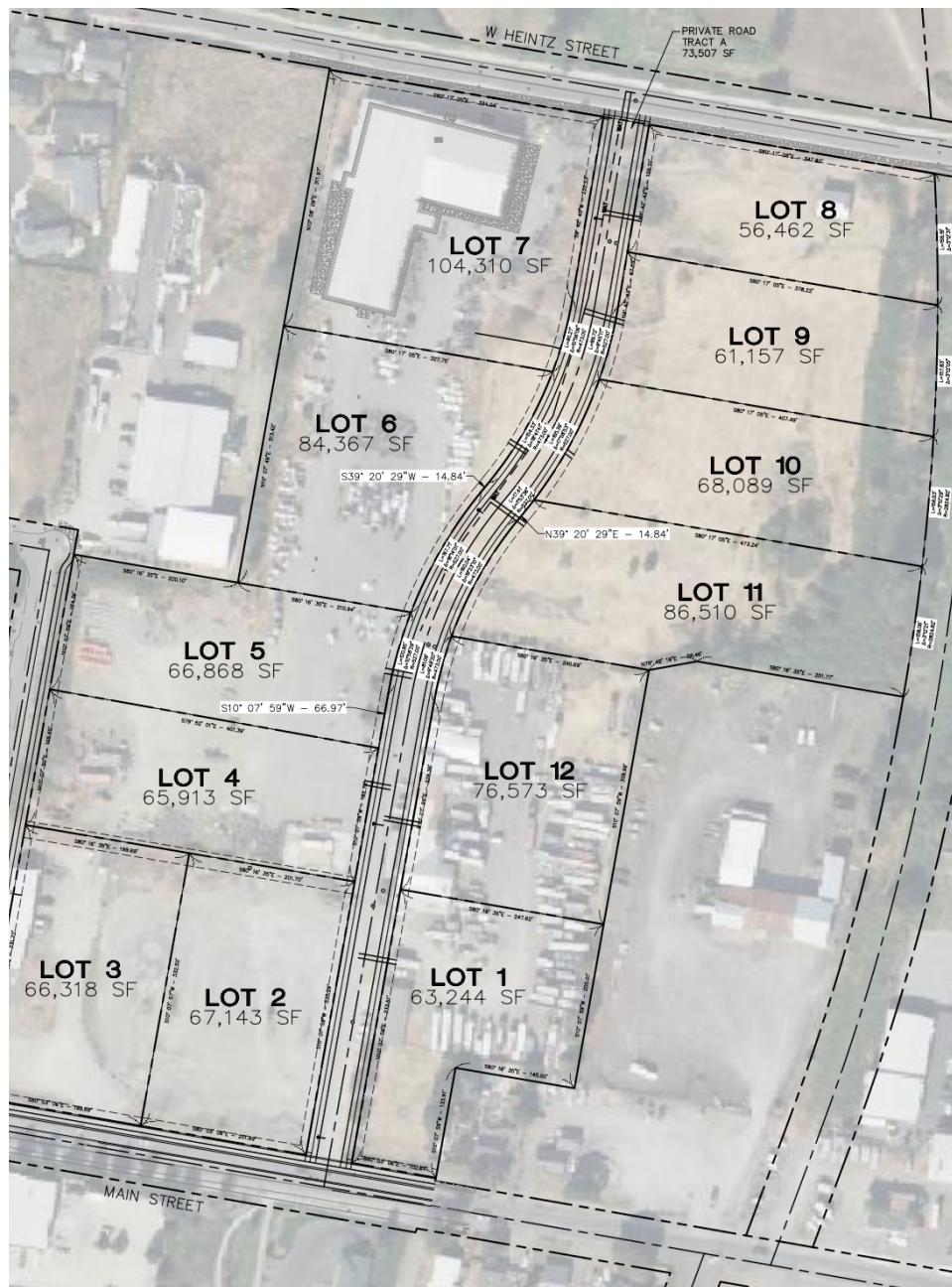
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**OFFERING SUMMARY**

<b>Sale Price:</b>	See Table on Page 3
<b>Lot Size:</b>	19.9 Acres
<b>Smallest Available Lot:</b>	1.3 Acres

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
<b>Total Households</b>	1,625	3,250	4,250
<b>Total Population</b>	4,323	8,768	11,396
<b>Average HH Income</b>	\$77,853	\$77,559	\$77,016



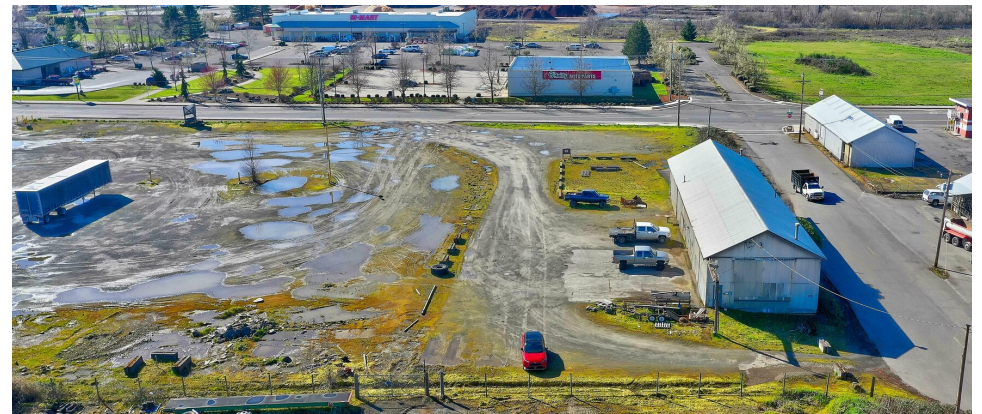


LOT NUMBER	LOT SIZE	SALE PRICE
<b>Lot 1:</b>	63,244 SF	\$1,161,505.97
<b>Lot 2:</b>	67,143 SF	\$1,233,112.95
<b>Lot 3:</b>	66,318 SF	\$1,217,961.43
<b>Lot 4:</b>	65,913 SF	\$945,721.42
<b>Lot 5:</b>	66,868 SF	\$959,423.78
<b>Lot 6:</b>	84,367 SF	\$1,210,499.89
<b>Lot 7:</b>	104,310 SF	\$3,500,000.00
<b>Lot 8:</b>	56,462 SF	\$810,118.23
<b>Lot 9:</b>	61,157 SF	\$877,482.21
<b>Lot 10:</b>	68,089 SF	\$976,942.72
<b>Lot 11:</b>	86,510 SF	\$1,241,247.70
<b>Lot 12:</b>	76,573 SF	\$1,406,299.36

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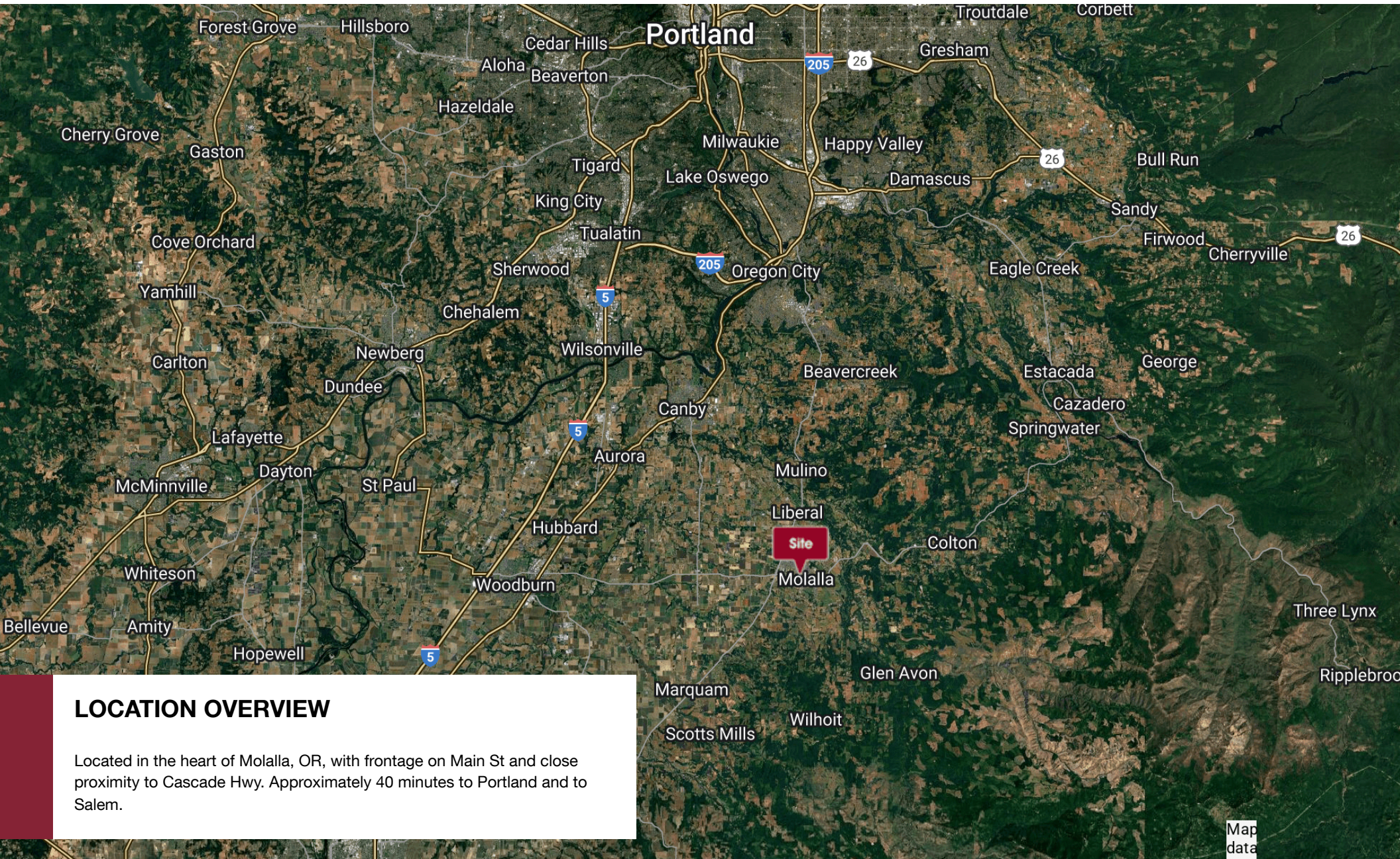




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## LOCATION OVERVIEW

Located in the heart of Molalla, OR, with frontage on Main St and close proximity to Cascade Hwy. Approximately 40 minutes to Portland and to Salem.

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