



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

clayton@macadamforbes.com



DRONE VIDEO

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## 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

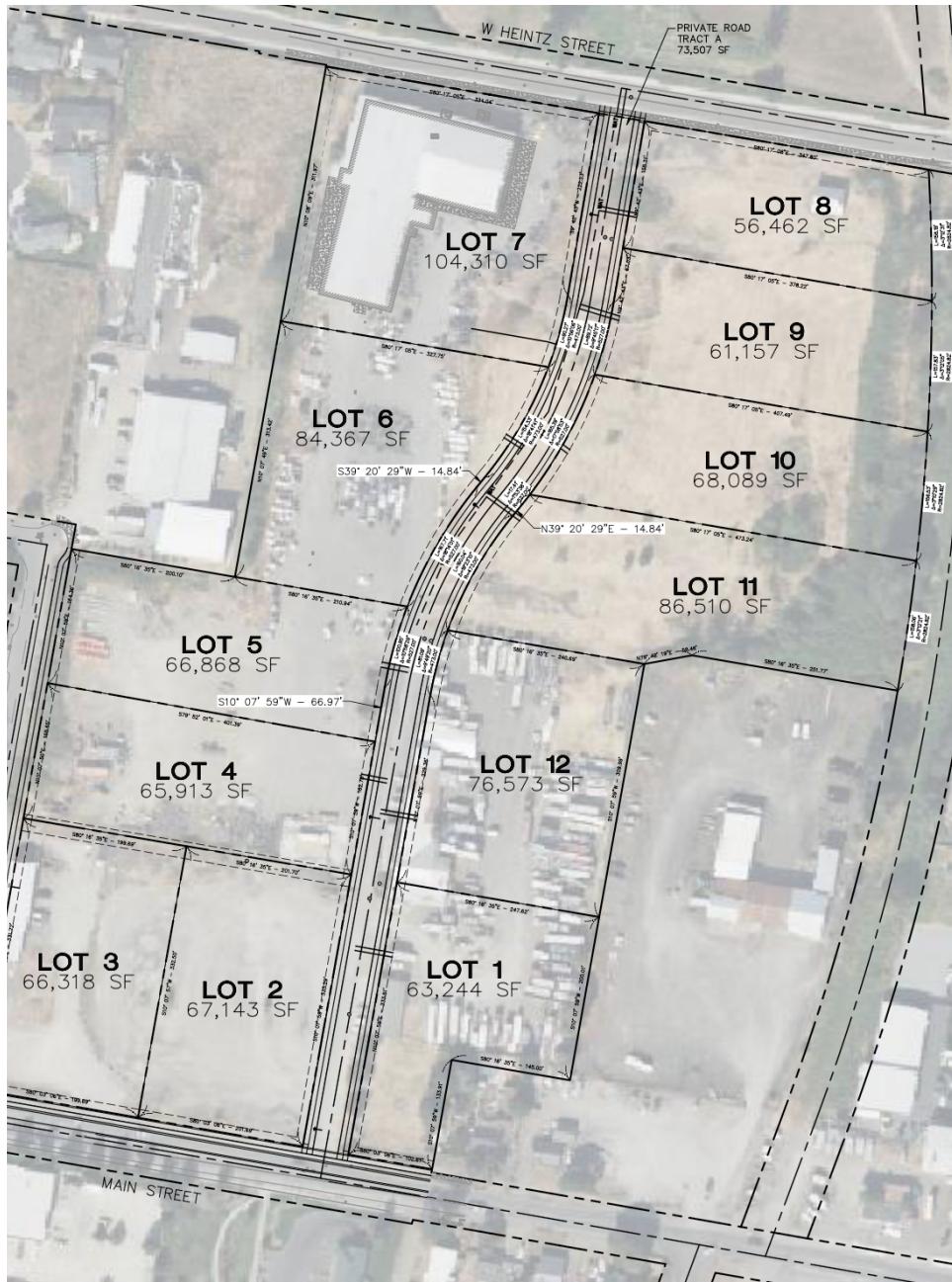
## CLAYTON MADEY, SIOR

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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

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

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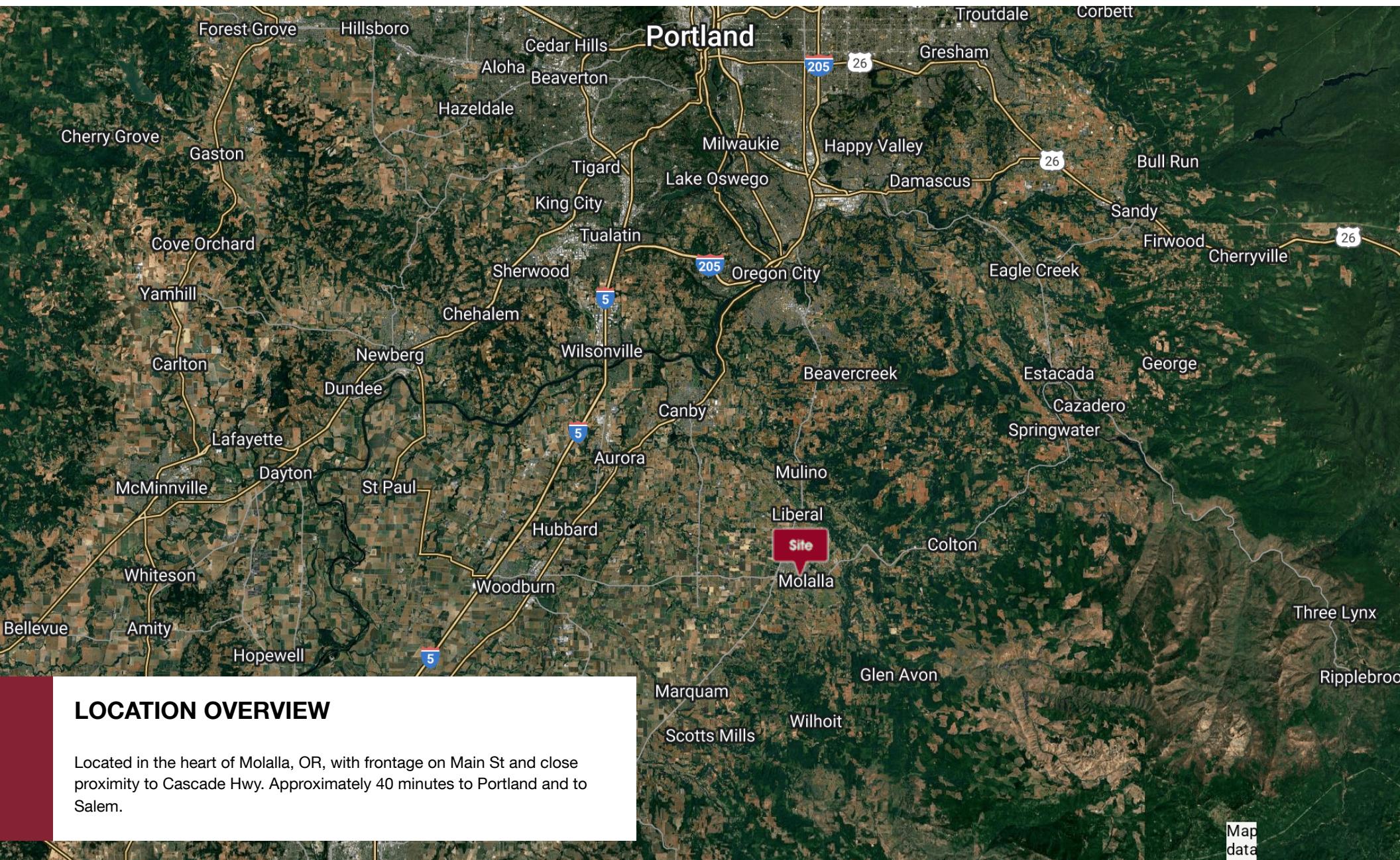
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## LOCATION OVERVIEW

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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