

JEFFERSON DEVELOPMENT PARCEL ON I-5



FOR SALE OR LEASE

10466 SUNNYSIDE ROAD SE
JEFFERSON, OREGON 97352

OFFER SUMMARY

SALE PRICE: * **INQUIRE WITH LISTING BROKER**

LEASE RATE: **\$1.09/SF/YEAR (\$6,100/MONTH)**

LOT SIZE: **1.54 AC (67,191 SF)**

ZONING: **INDUSTRIAL**

PROPERTY SUMMARY

Industrial fully fenced land. with coveted I-5 freeway frontage for lease, or possibly sale. I-5 corridor visibility with over 70,000 vehicles per day. Power available on site. Owner is willing to work with qualified tenant for site preparation. Unlimited signage potential. Serious inquiries only. Call listing agent about possible options, including lease or sale (seller carry, purchase option, or land contract). Lease preferred.

PROPERTY HIGHLIGHTS

- **\$1.09/SF/YR (\$6,100 per month) - term negotiable.**
- **Adjacent to I-5 with over 70,000 vehicles per day**
- **Marion County Public Works 2023 Daily Projections over 80,000 vehicles**
- **0.9 miles from I-5 intersection**
- **Electrical available onsite**
- **Fenced**
- **ODOT conditional approval for a new driveway**
- **Preliminary site plans for RV park available**
- **Rural Industrial Zone allows for multiple uses (e.g. Parking, storage, contractors, landscape maintenance, service company, fleet storage, fence company, roofing company, storage yard, and more)**



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