

FOR LEASE or FOR SALE

INDUSTRIAL MANUFACTURING & WAREHOUSE

500 E. Illinois Street, Newberg, Oregon

Building 103,723SF & lot size 5.59 acres

MANUFACTURING WAREHOUSE OFFICE RAILROAD SPUR 3-PHASE PWR
OVERHEAD-CRANES GENEROUS PARKING CLOSE TO GEORGE FOX & HWY 99W

Perfect for an Owner-user or Investor!

The property is a +/-103,723 SF industrial building that is situated on 5.59 acres.

Currently the building is fully leased to PPM Technologies through January 2027 and an early-release may be available.

The building is **zoned M2, Light Industrial (City of Newberg)**

The building offers clear door heights ranging from 8' to 26'. There are nine grade-level doors, two dock-high doors, ample 3-phase power (heavy power), and ~11.4% office build-out with +/-1 acre of the 5.59 acre parcel that is available for development.



5.59 acre parcel in Newberg, Oregon with +/-103,723 SF industrial building

CRANES - 5 bridge cranes and 5 jib cranes with weight capacities from 3 to 5 tons among 10 cranes.

RENOVATED in 2020 and it has a **modern exterior-look** and updated office and lobby area. It has a large, paved work yard/ample truck loading and 149 paved parking spaces. The building is "Sprinklered" with both a wet and dry system. Cooler space is available. The building is served by **Union Pacific Railroad** and has a railroad spur with an elevated loading platform that has two rail-loading doors.

The property is considered a part of the **Portland metropolitan area**. Newberg is a fast-growing, dynamic community with a high standard of livability and is known as the "gateway to Oregon Wine Country".

Lease Terms:

\$1.00 /SF (average) for manufacturing, warehouse and office space.

\$.50/SF for basement and loft storage.

*Final rent subject to tenant's use, area & amount of space occupied, & lease term

Sale Price:

\$10,600,000 (\$103/SF) Cash at closing. Buyer to accommodate Seller's 1031

**Note: All sizes and dimensions are approximate.

Owners willing to pay a commission of 2 ½ % of sale price to buyer's and/or lessee's broker.