

Unique Leased Investment Opportunity

12770 S MACKSBURG ROAD, CANBY, OR 97013

REDUCED PRICE!

FOR SALE

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

12770 S Macksburg Road, Canby, OR 97013



PROPERTY DESCRIPTION

Fully equipped berry processing facility with additional irrigated land. The property sits in the heart of the Willamette Valley agricultural area with access to Highway 99E and Interstate 5 in under 20 minutes. Currently leased to California Splendor, Inc.

PROPERTY HIGHLIGHTS

- Occupied by a single-tenant gross lease which expires April 30, 2025, after the most recent lease extension. No further extensions are included in the lease.
- Approximately 18 acres of the site is currently under-utilized and may be planted for additional crops or potentially subdivided for home site(s) after the lease term expires.
- Tenant has indicated they would like to remain, but a lease extension has not yet been agreed to.



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OFFERING SUMMARY

Sale Price:	\$2,900,000
Lot Size:	41.5 Acres
Office:	4,806 SF
Refrigeration Space:	3,605 SF
Freezer Space:	1,600 SF
Total of Building Sizes:	44,689 SF
Zoning:	EFU (Exclusive Farm Use) - Clackamas County



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RENT ROLL

Tenant:	California Splendor, Inc.	
Monthly Rent:	\$21,000 per month (Gross)	*No rent bumps thru end of the current lease term
Price per SF:	\$0.47/SF per month (Gross)	
Expiration:	09/30/2030*	*No further extensions included in the lease

FINANCIALS SUMMARY

Expenses

Property Taxes:	\$22,624 Annually
Insurance:	\$11,350 Annually
Net Income:	\$219,664 (\$0.41/SF per month)
Projected Market Rent	\$0.60/SF per month
	\$294,947.40 per year
	7.0% Cap rate (plus value of surplus land)



ABOUT CALIFORNIA SPLENDOR:

California Splendor processes a variety of organic and conventional fruits for blue-chip customers in both the consumer packaged goods and foodservice sectors.

The Company's products are used as key ingredients in a variety of end-use applications including spreads and pies, individually quick frozen berries, smoothies, and yogurts.

California Splendor operates two processing facilities in San Diego and Canby, Oregon, which are strategically located adjacent to the premier strawberry and blackberry-producing regions in the U.S. and Mexico.

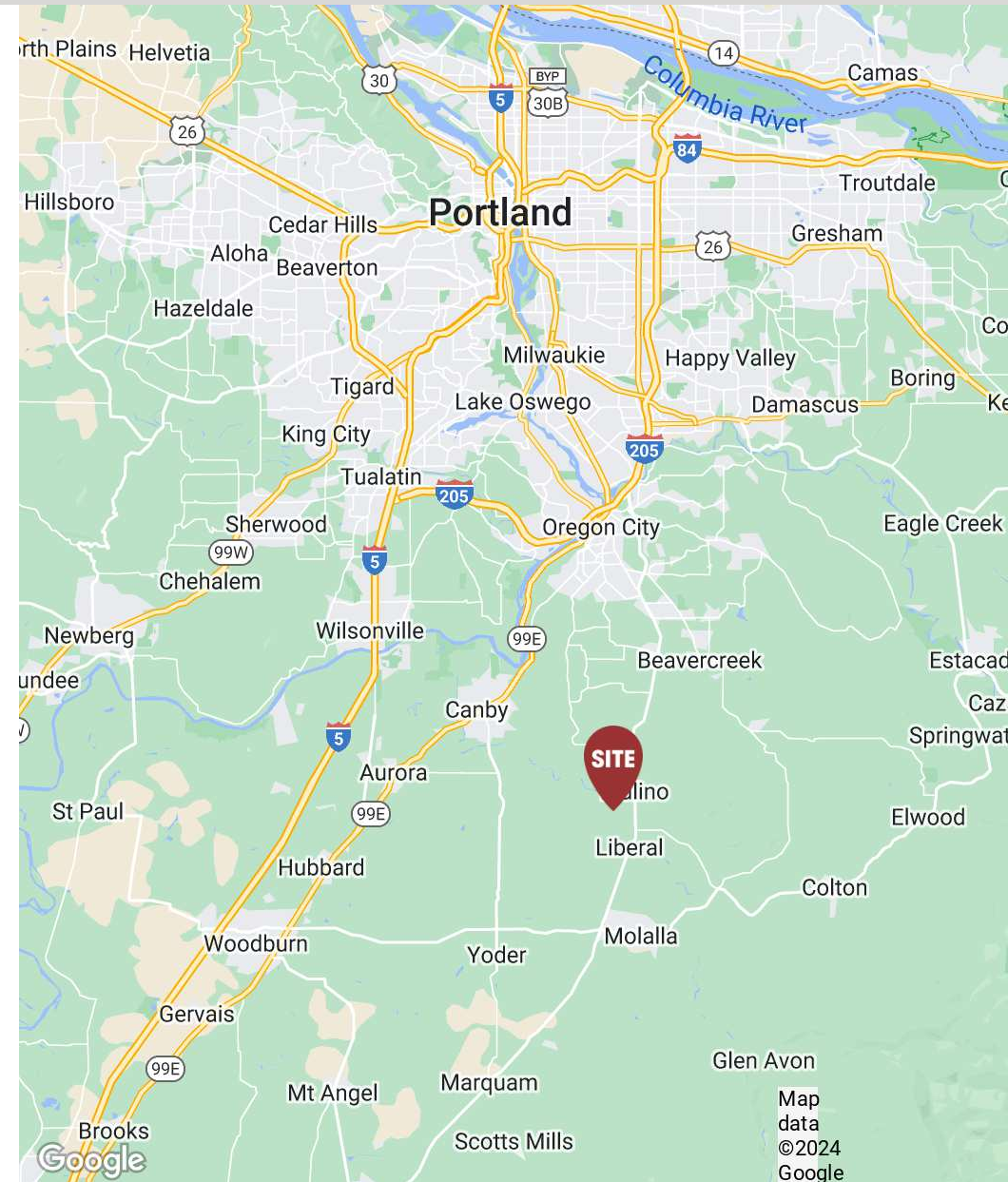


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LOCATION OVERVIEW

The property sits in the heart of the Willamette Valley agricultural area with access to Hwy 99E and Interstate 5 in under 20 minutes.

LOCATION	DISTANCE	TIME
Highway 99E	8.5 mi	13 min
I-5	11.2 mi	16 min
Portland City Center	28.3 mi	41 min
Portland International Airport	31.7 mi	37 min



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