

# 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



### Property Details

<b>Property Type</b>	Industrial Manufacturing and warehouse
<b>Total Lot Size</b>	5.59 Acres (lot includes 149 parking spaces and large paved warehouse yard)
<b>Building Size</b>	103,723 SF (100% occupancy PPM Technologies thru Jan 2027 - an early release may be negotiated)
<b>Year Built</b>	1950-1970 and renovated in 2020
<b>Zoning</b>	M-2 (Manufacturing - Light industrial - City of Newberg)
<b>Docks Total</b>	Two dock-high doors and nine grade level doors; elevated railway loading dock w/ 2 doors
<b>Clear Height</b>	8' to 26' vertical clearance throughout building.
<b>Utilities</b>	PGE electrical power (up to 525KVA) 3-Phase. NW Natural Gas. Public sewer and water. Fiber optic service LED lighting.
<b>Cranes</b>	5 bridge cranes. 5 jib cranes. Weight capacities from 3 to 5 tons among 10 cranes.

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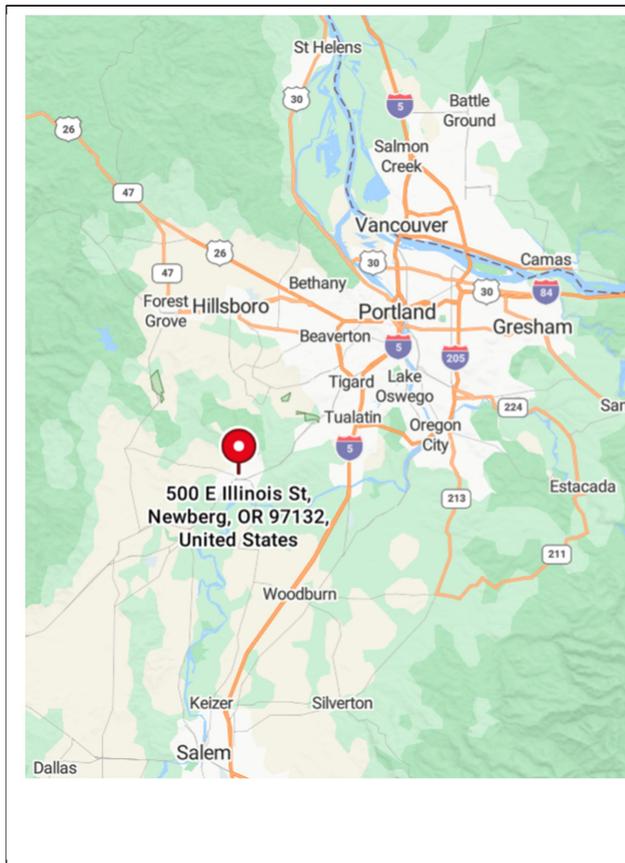
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#### Location:

500 E Illinois Street, Newberg, Oregon is located in a suburban area in Yamhill County in the city of Newberg approximately 20 miles southwest of downtown Portland, Oregon. The area consists of single-family homes, multi-family apartment complexes, and community-oriented uses with significant commercial/retail uses along Highway 99W. Many of the residents in this region are employed in the Portland metropolitan area. The property is well situated along Highway 219 and south of Highway 99W, which provides the main commercial and transportation arterial in the city. Highway 99W provides access to the city of Sherwood and Portland to the east and the city of McMinnville and Salem to the southwest. This property has frontage along E Illinois Street and N Washington Street. E Illinois Street is classified as a Major Collector.



#### The property is:

- 25 miles east to **Portland** via Highway 99W.
- 2 minute north of Highway 99W via E. College Ave.
- 20-45 minutes east to Portland, Hillsboro and Cornelius
- 20 minutes to **I-5 freeway**.
- 15 minutes west to **McMinnville, Oregon**.
- 10 minutes to Sherwood, Oregon
- 5 minute walk to **George Fox University**
- Newberg is located in Oregon's renowned "**Wine Country**".



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### Strengths/Opportunities

- **SINGLE USE** – Currently the property is 100% leased to PPM Technologies on a lease that runs through January 2027 (an early release may be negotiated.)

**MULTI-TENANT:** The building can be divided into multiple spaces for separate tenants (see “building site plan on page 4)

- ✓ Historically the building served multiple tenants including wine storage; manufacturing; and as warehouse space

- Portions of the building have recently been updated including the employee office; test kitchen (used for food manufacture product testing); renovated bathrooms and reception lounge. The exterior of the building was renovated in 2020 and displays an attractive and contemporary façade.



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### Multi-tenant opportunity or single use

#### BUILDING/SITE PLAN



### Strengths/ Opportunities (continued)

- Good proximity to main arterials and access to highway 219 and highway 99W.
- ACCESS: good ingress/egress available to the site via curbs cut along Illinois Street and N Washington Street.
- Skilled work-force close by
- Significant value in the “grandfathered” infrastructure including, but not limited to,
  - ✓ Heavy power, +525 Kva
  - ✓ High ceilings
  - ✓ Loading docks
  - ✓ Overhead cranes and jib cranes
  - ✓ Railway spur with elevated docks
  - ✓ multiple buildings and multi-tenant space opportunities
  - ✓ Blast and spray booth
  - ✓ Warehouse
  - ✓ Professional test kitchen
  - ✓ Attractive street presence
  - ✓ Wet and dry sprinkler system

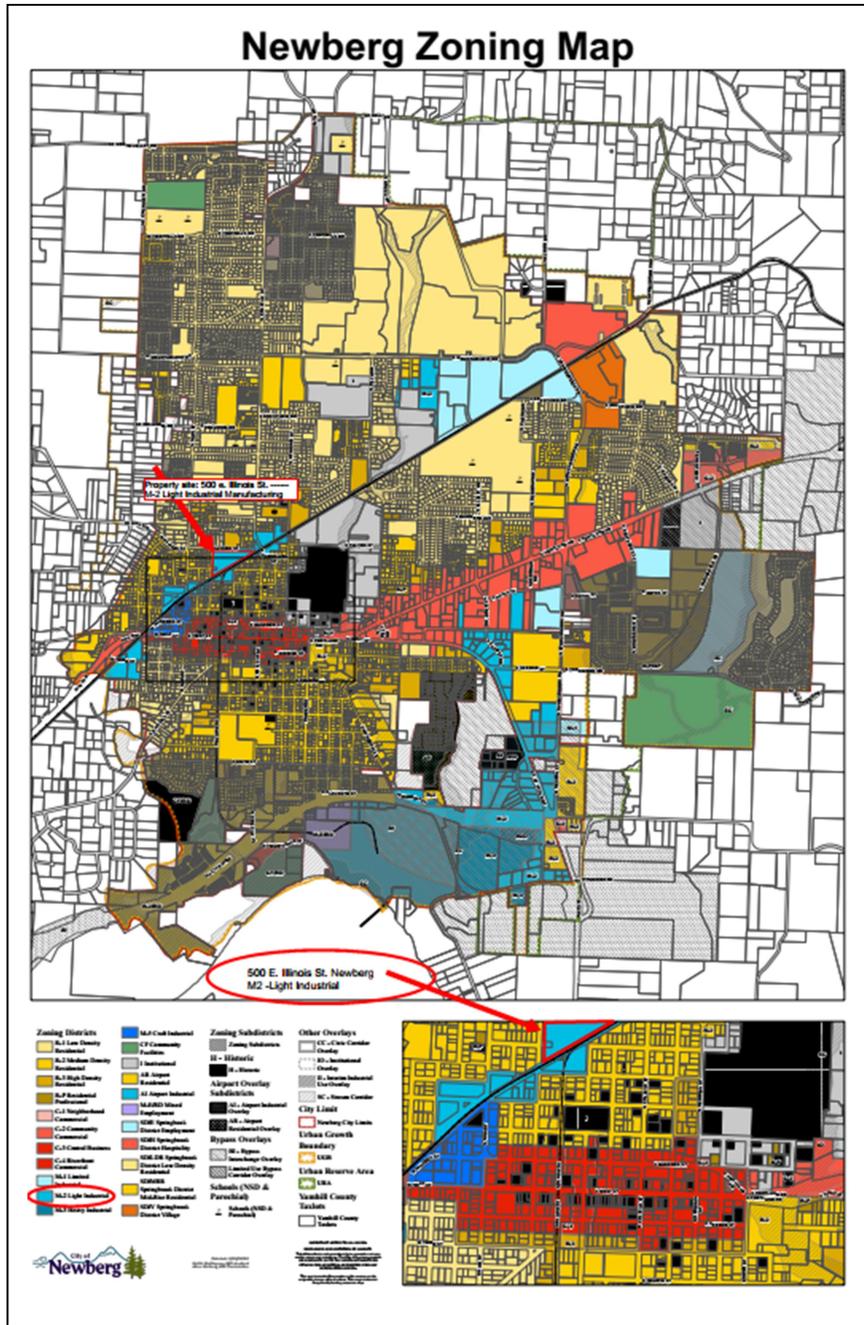
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The M-2 Light Industrial District in Newberg, Oregon is designed to accommodate a variety of industrial uses while maintaining compatibility with surrounding areas.

This zoning designation allows for a wider range of uses than M-1 Light Industrial District, including some slightly heavier industrial uses but stills aligns with the community needs.

The development standards for the M-2 zone are similar to those of M-1, ensuring buildings under construction do not become non-conforming.

The M-2 zone is part of mixed-use comprehensive plan designation that permits commercial and light industrial zone/uses, providing a flexible environment for industrial development. Examples of conditional permitted use include RV Parks and permitted-use of storage facilities.

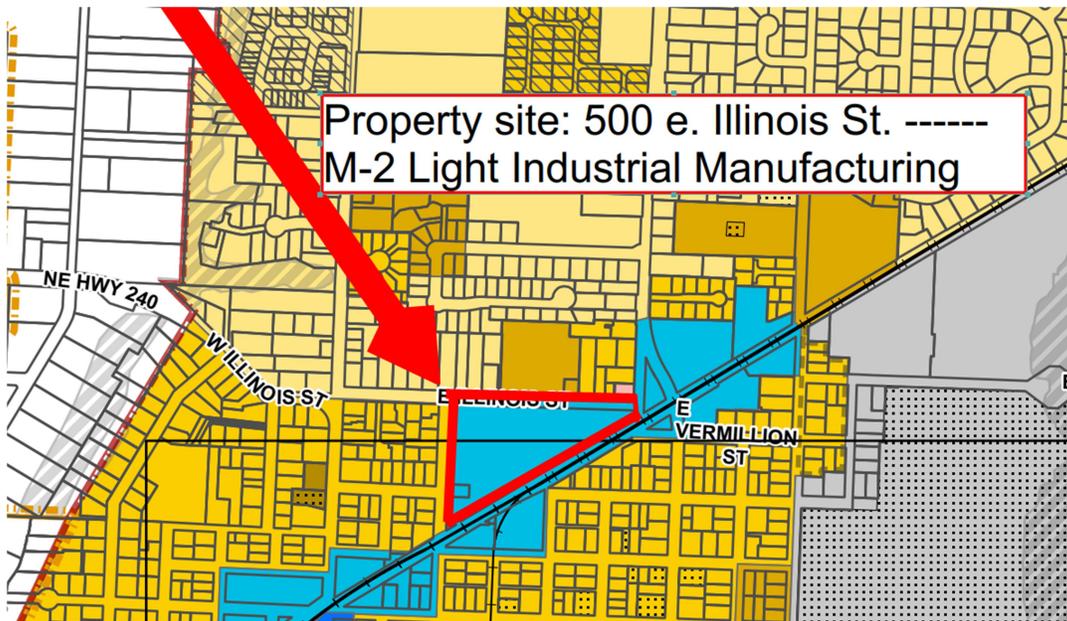
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View of the southwest corner of the subject property looking northeast across Washington Street and the Portland & Western railroad.



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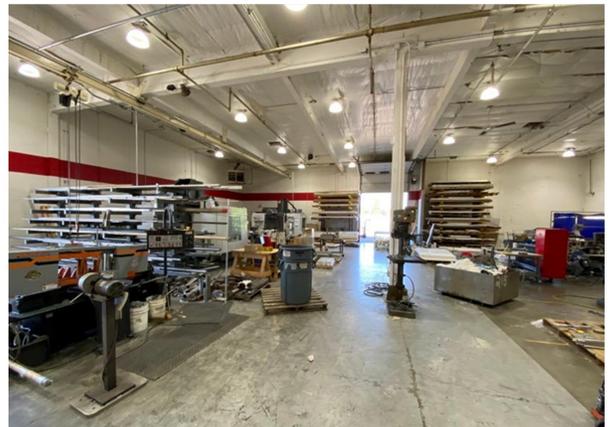
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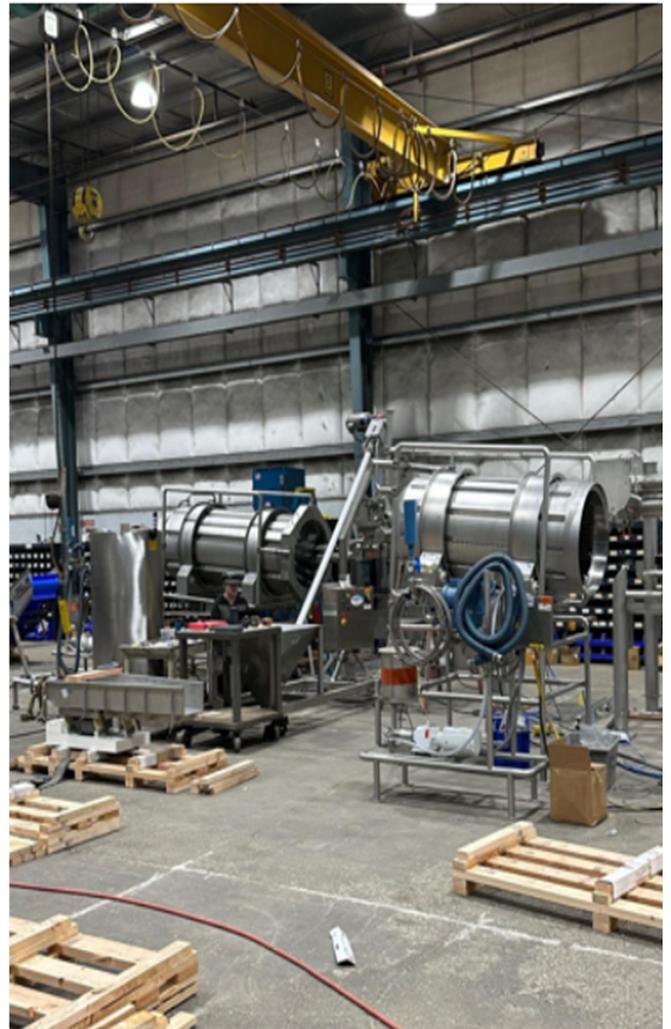
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Manufacturing	Over-head cranes	Office
Industrial space	Railway spur	Storage
Warehouse space	Heavy power	Generous Parking
Natural Gas		Extra land/development

**500 E. ILLINOIS ST., NEWBERG OREGON**

Leasing from 5,000sf to + 103,000sf    Lot size: 5.59 acres

see our ad on  
loopnet/costar

**Call:**  
**503-899-7552**  
Andre or Kathy Meyer

### 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 and amount of space occupied, and lease term

### Sale Price:

\$10,600,000 (\$103/SF)  
Cash at closing  
Buyer to accommodate Seller's 1031 exchange.  
Call for investment information.  
All offers considered.

\*\*Note: All sizes and dimensions are approximate.

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