

For Lease | Industrial Warehouse w. Yard

Colliers

Clear Span Warehouse w. Yard

1385 Industrial Avenue
Woodburn, OR 97071



Property Summary

Jurisdiction	City of Woodburn, Marion County
Zoning	Industrial Park (IP), Marion County Ideal for warehousing, secondary processing and packaging and fabrication of goods and equipment with related outdoor storage and incidental sales.
Size	~ 10,332 SF inclusive of 546 SF office
Yard Size	~25,000 SF (paved and fully secured)
Power	240 volt, 3-phase power with 400 amp capacity <i>- Infrastructure in place to expand up to 1,200 amps</i>
Clear Height	18' clear, clear span building
Loading	Two (2) oversized grade doors
Lighting	New motion activated LED fixtures
Lease Rate	Contact Broker

10,332

Available Warehouse SF

25,000

Approximate Yard SF

IP

Zoning



Property Photos



Location Overview

The General Industrial (IG) zoning in Marion County offers an exceptional opportunity for businesses looking for flexibility, functionality, and growth potential. Designed to support a wide range of industrial and commercial uses, this zoning allows for manufacturing, fabrication, warehousing, and outdoor storage—perfect for companies that need room to operate without constraints. Whether you're in construction, metal fabrication, wholesale distribution, or R&D, this zoning provides the ideal foundation for your success at 1385 Industrial Avenue.

Marion County Demographics



POPULATION
345,920



EMPLOYEES
168,902



UNEMPLOYMENT
3.4%

Woodburn Enterprise Zone Program

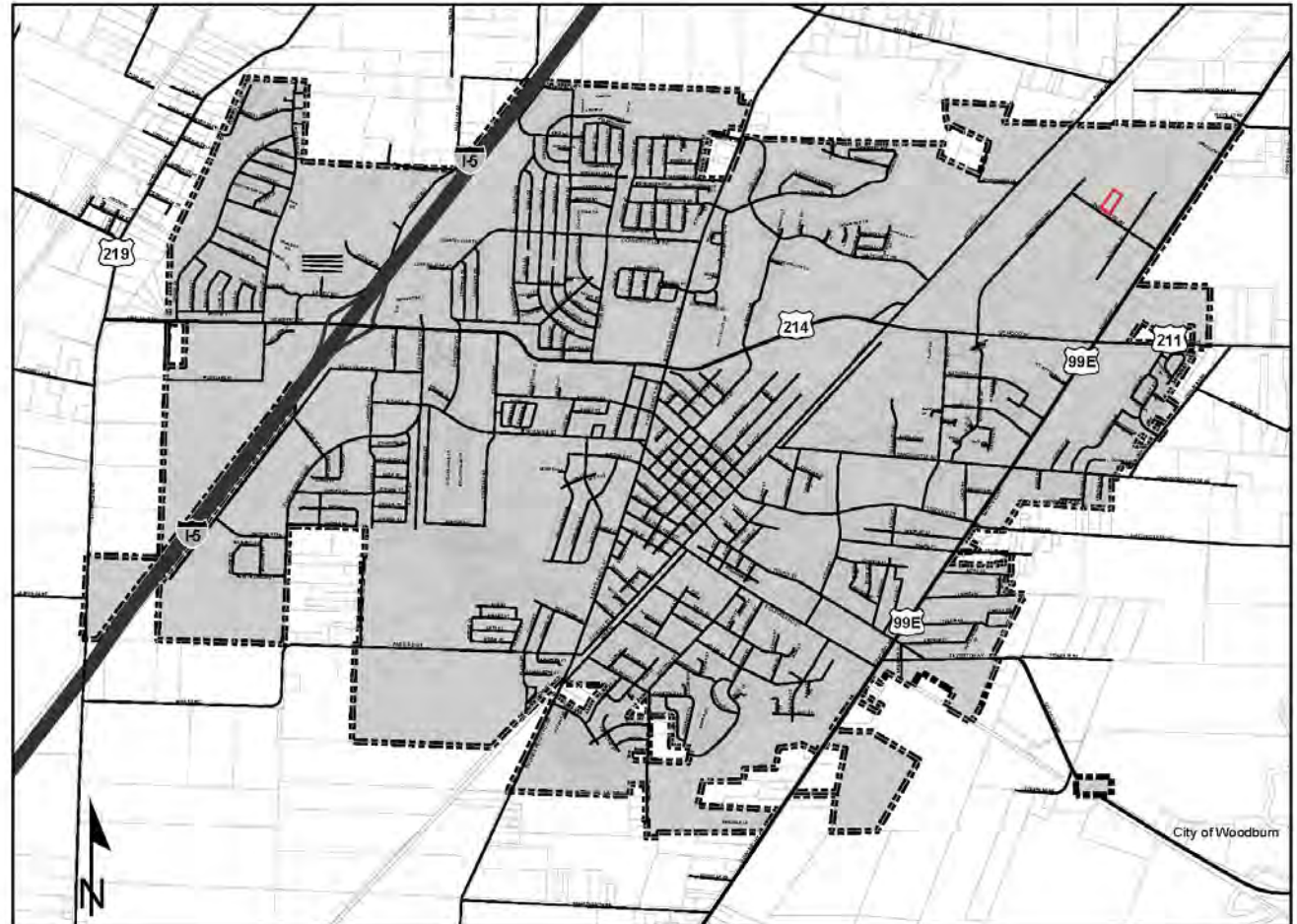
Designed to encourage business investment through property tax abatement, the Woodburn Enterprise Zone provides an abatement of property taxes to eligible businesses on qualifying investments for a period of three (3) up to five (5) years. The boundary of the Zone includes the entire city limits of Woodburn.

Standard incentives are available to eligible businesses in an enterprise zone, subject to authorization, timely filings and job creation criteria. Standard incentives include:

- Construction-in-Process Exemption - up to two years before qualified property is placed in service, it can be exempt from local taxes.
- Three to five consecutive years of property tax exemption on qualified property, after placed in service.

BUSINESS ELIGIBILITY

Eligible businesses provide goods, products or services to other operations or organizations. This includes manufacturing and industrial activities as well as processing, distribution, maintenance facilities, warehouses and operations that handle bulk clerical or post-sale technical support.





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