

FOR SALE

# 6.84 ACRES INDUSTRIAL LAND

*Rare smaller industrial site in  
business-friendly City of Woodburn*

1420 COMMERCE WAY, WOODBURN, OR

214

SUBJECT  
PROPERTY

FRONT STREET  
COMMERCE WAY  
COBALT  
INDUSTRIAL PARK

*Rare 6.84 acre land site in Woodburn,  
ready for development*

Located just off of HWY 214, offering good freeway access

The site will be fully served with utilities and Commerce Way is currently under construction being extended to the property

Located next door to the Cobalt Industrial Park which is currently under construction with two buildings

"IL" Light Industrial zoning allowing most industrial uses including: warehousing, distribution, manufacturing, contractors' offices & shop, wholesale, equipment repair, and outside storage yard

Some commercial uses are also allowed under special use permit including auto dealerships, equipment rental/sale, auto maintenance, and indoor/outdoor sports facilities

Many support services, restaurants & amenities are nearby including being in close proximity to Downtown Woodburn

Business-friendly City of Woodburn jurisdiction

Located in Enterprise Zone offering potential tax incentives

Property includes current residential home and barn

Sale price: \$2,979,504 (\$10 PSF)

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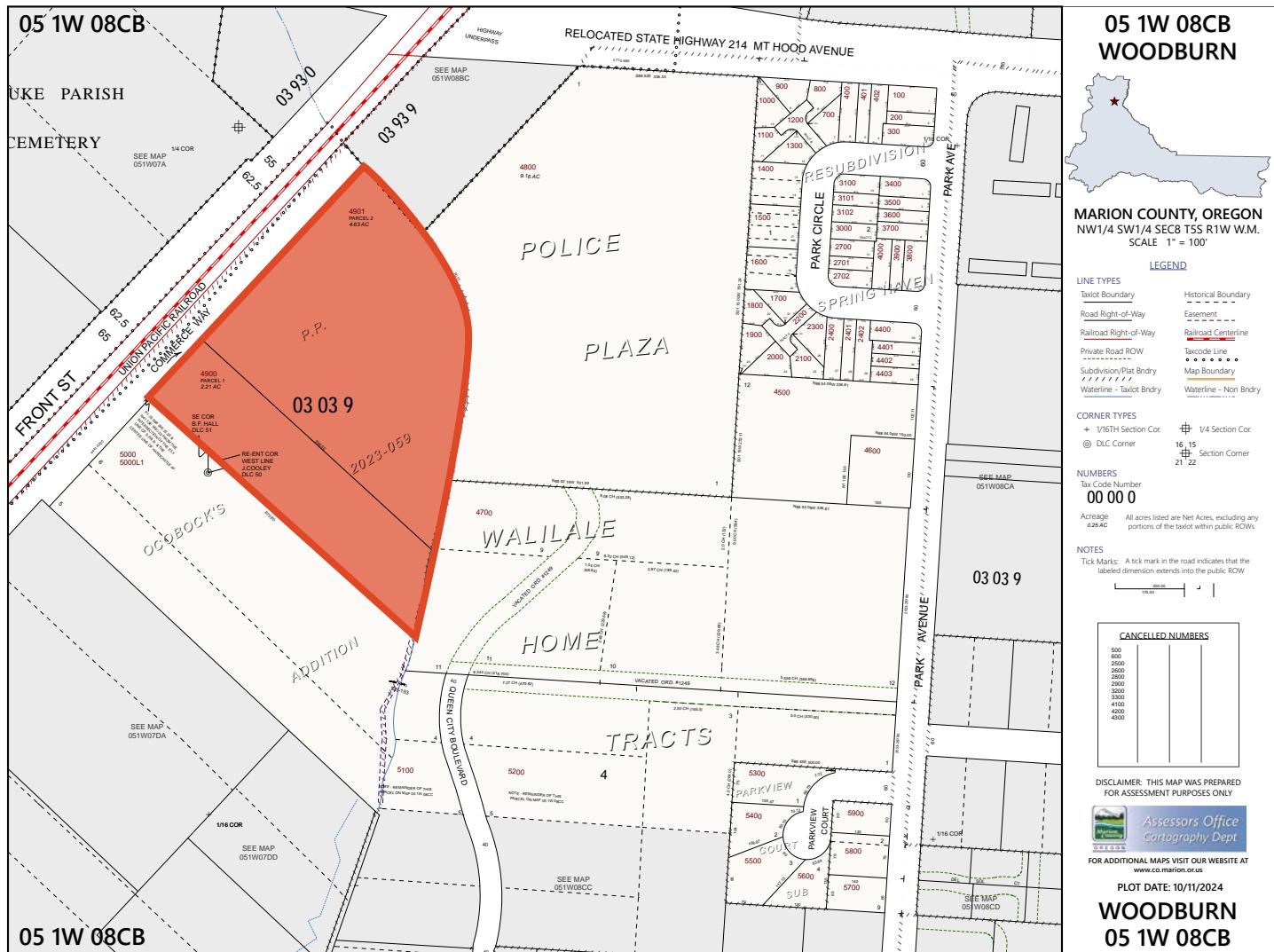
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**km Kidder  
Mathews**





**6.84 AC**  
AVAILABLE

## AVAILABLE

**\$2,979,504**

## SALE PRICE

\$10

PSF

IL

## ZONING

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 Kidder Mathews