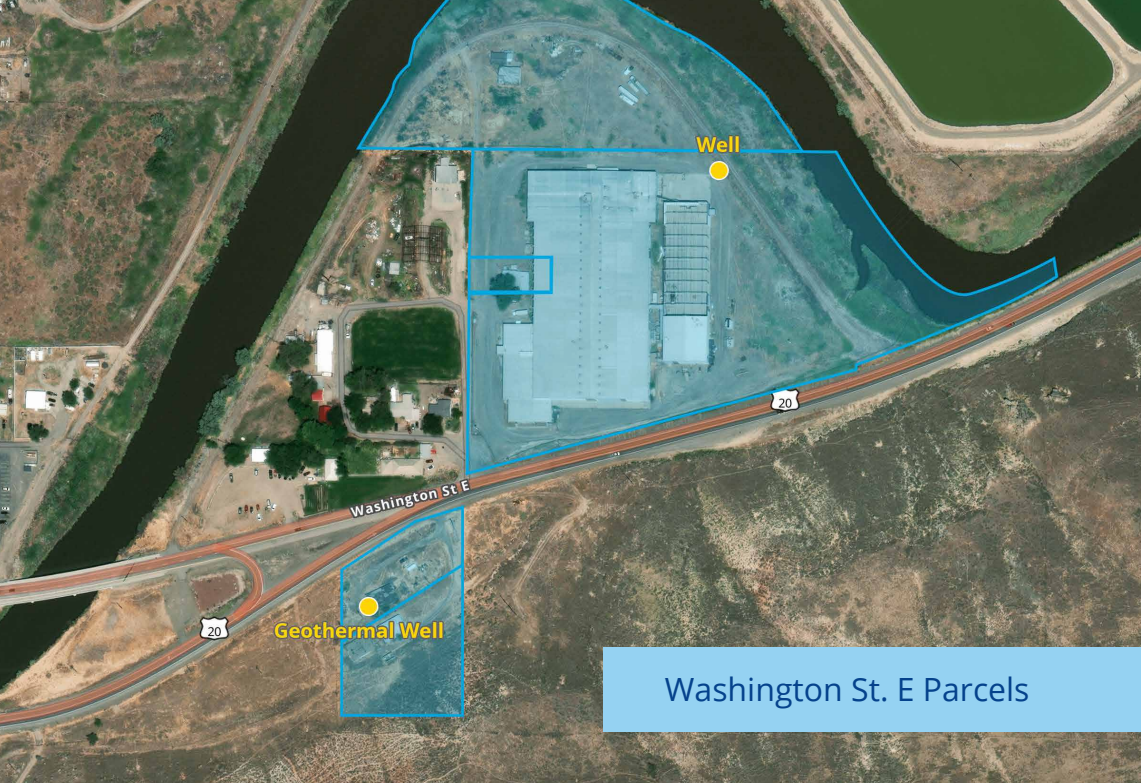


Jim Shipman
Lincoln Hagood

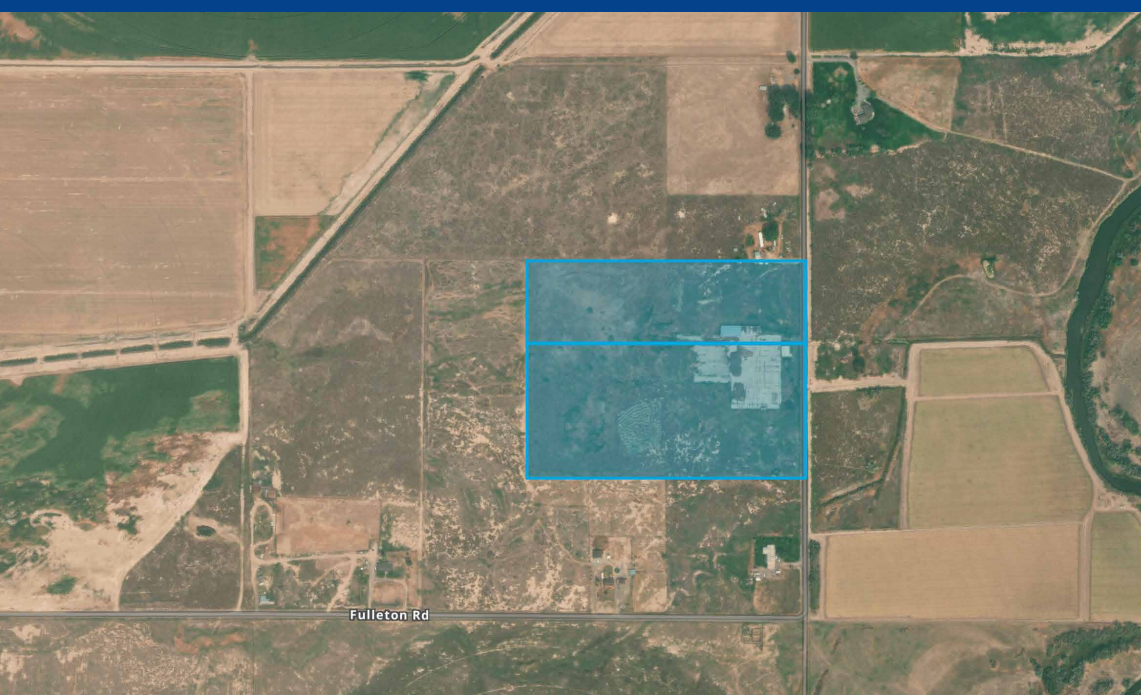
Colliers
208 472 1667
lincoln.hagood@colliers.com

Marty Justus

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541 889 8801
martyj@4starrealestatewv.com



Washington St. E Parcels



Fulleton Road Parcels

Opportunity

- Former Mushroom Farm property
- Foreclosed commercial property
- 165,000+/- square feet of warehouse and office
 - Main Warehouse: 104,000 SF
 - North Warehouse: 33,500 SF
 - Mechanical Warehouse: 10,000 SF
 - Shipping Warehouse: 12,000 SF
 - Office: 5,000 SF
 - Total: 165,000 SF
 - Square footages are estimated: Buyer to verify all information
- Consists of two separate areas
 - Fulleton Road Parcels: Composting Facility on 29+/- acres
 - Washington St East Parcels: Warehouse buildings and wells on 16-23+/- acres
 - Acreages are estimated as recorded acreages differ from parcel measurements: Buyer to verify all information

Property Overview

Property Type	Industrial
Construction Type	Steel Pre-engineered
Yard	Yes
Rail Service	No
Ceiling Height	Varied
Fire Suppression	None
Parking	Ample
Power	Est. 2600 Amps
Sale Price	\$1,975,000
Access	Contact agent for showings

Acreage

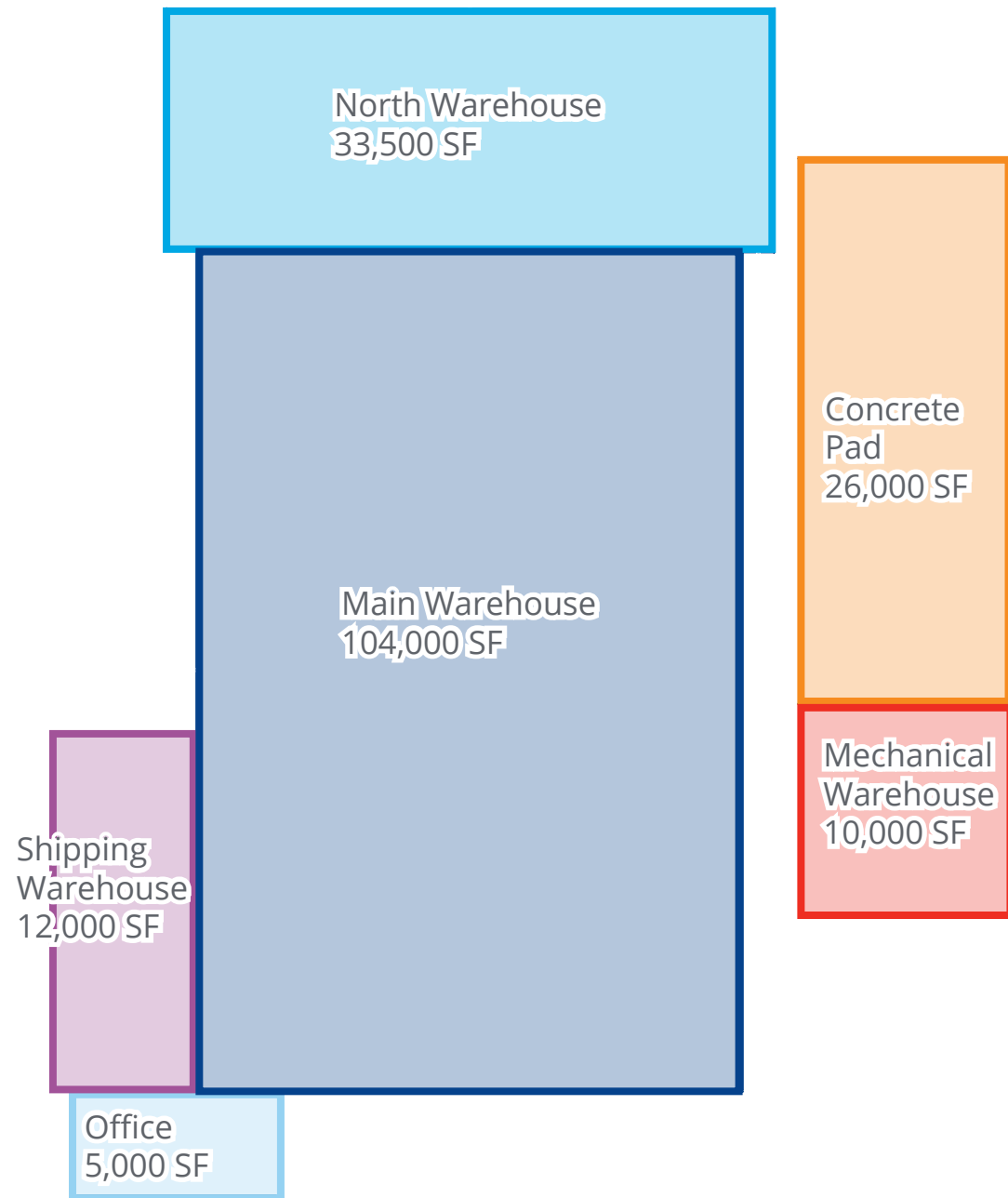
Parcel #	Address	Acres	Est Acres
18S45E20D02001	985 Washington St. E	1	1.23
18S45E20D02000	TBD Washington St. E	1.8	1.93
18S45E20D01800	1000 Washington St. E	10.93	13.18
18S45E20D01801	TBD Washington St. E	0.46	0.46
18S45E20D01803	1004 Washington St. E	2.37	6.5
Washington St E Total		16.56	23.3
19S44E1100300	TBD Fulleton Road	9.76	10.14
19S44E1100400	3465 Fulleton Road	19.55	19.75
Fulleton Road Total		29.31	29.89

Key Highlights

- Geothermal and Well located on site
- Connected to City of Vale Sewer
- Property has been mostly abandoned for 15+ years
- Building has been inspected by a general contractor, demolition contractor, and mechanical engineer who can provide further information on current condition of building and equipment
 - Contact listing agents for more information
- Washington St. E property has 5 abandoned and vandalized houses on site
- Fulleton property has an abandoned small warehouse, large concrete collection pad, and grain storage areas

Floor Plan

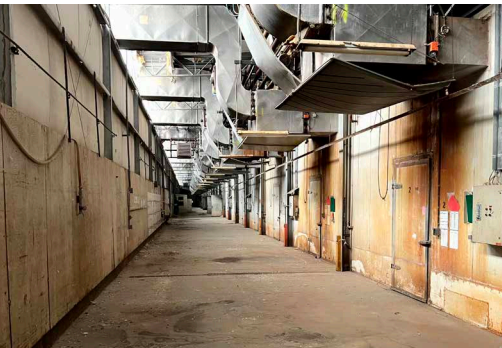
Washington St. E



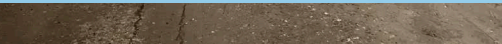
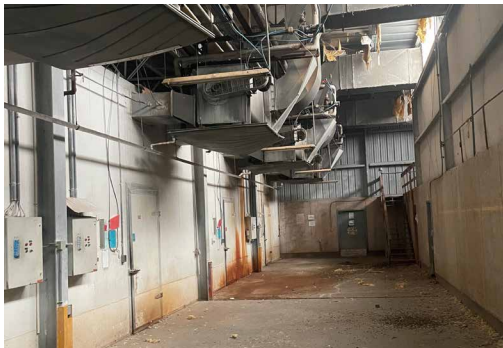
Gallery



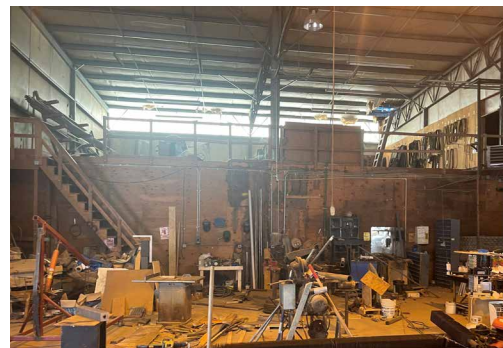
Washington Street E



Washington Street E- Main Warehouse



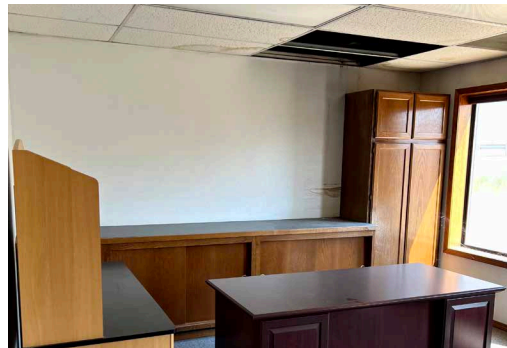
Washington Street E- Mechanical Warehouse



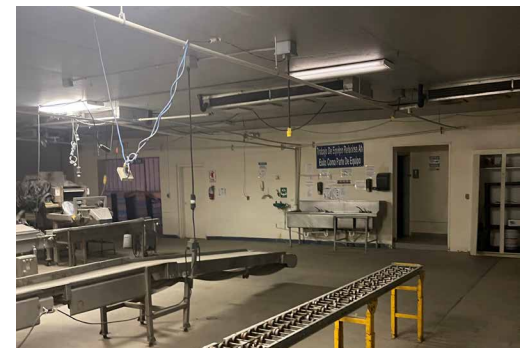
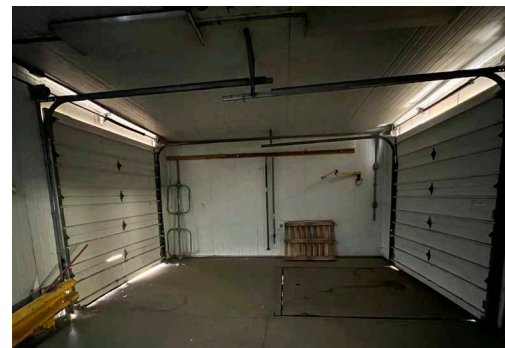
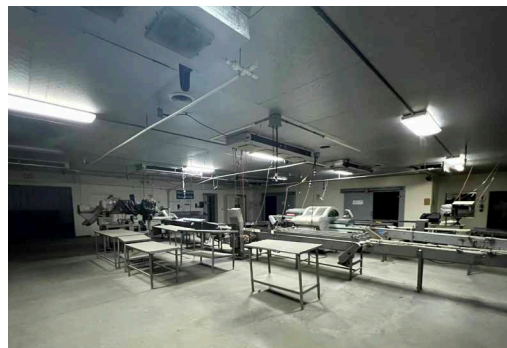
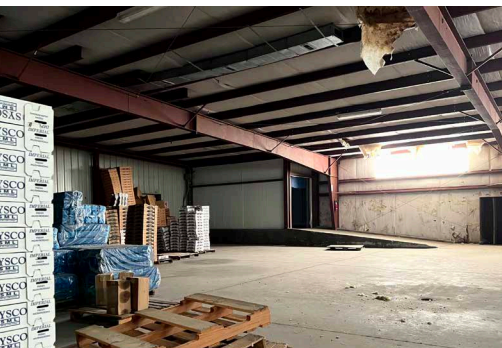
Gallery



Washington Street E- North Warehouse



Washington Street E- Office



Washington Street E- Shipping Warehouse

Gallery



Washington Street E- Concrete Pad



Washington Street E- Wells



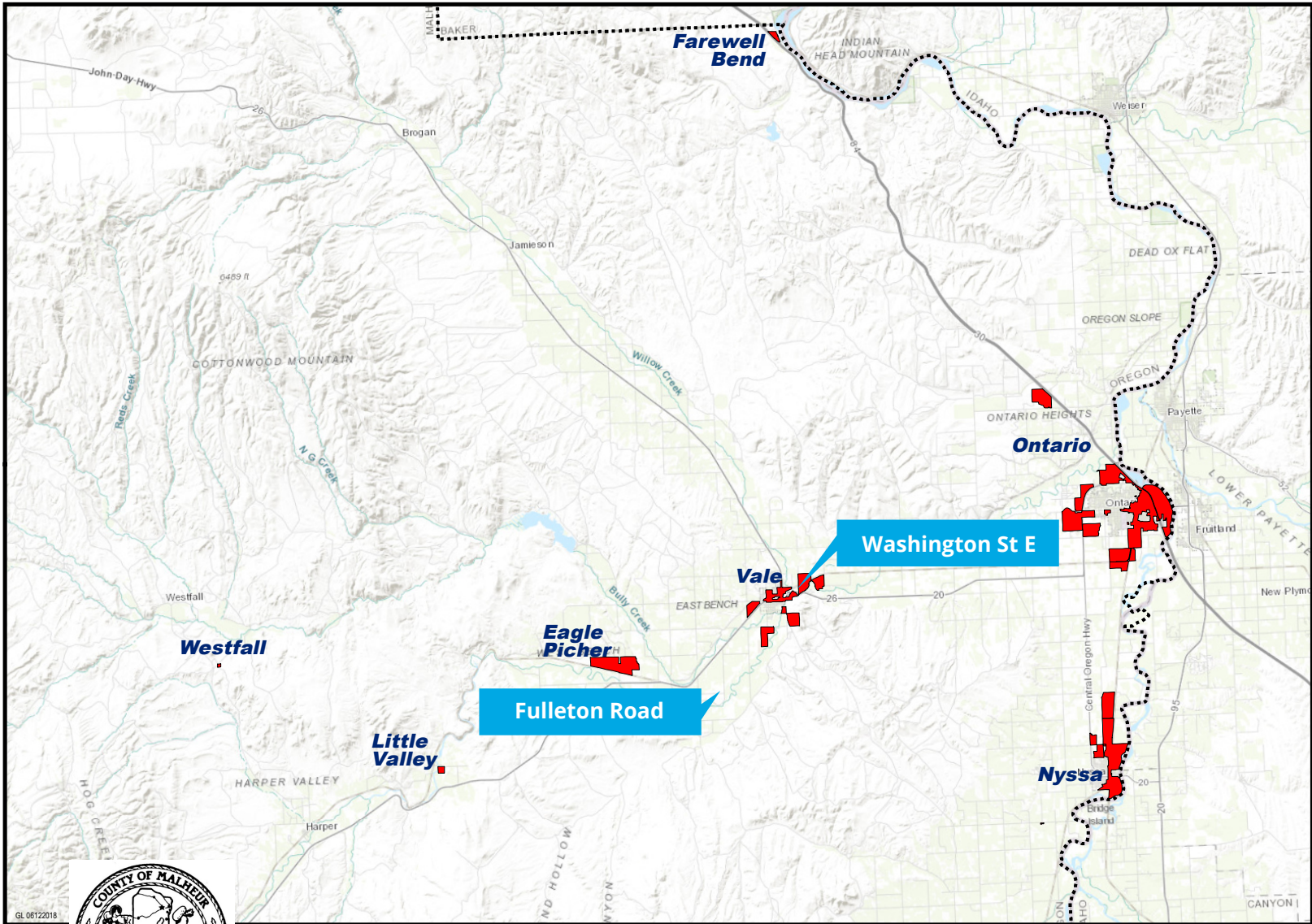
Washington Street E- Houses



Fulleton Road





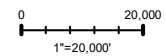
Enterprise Zone Map



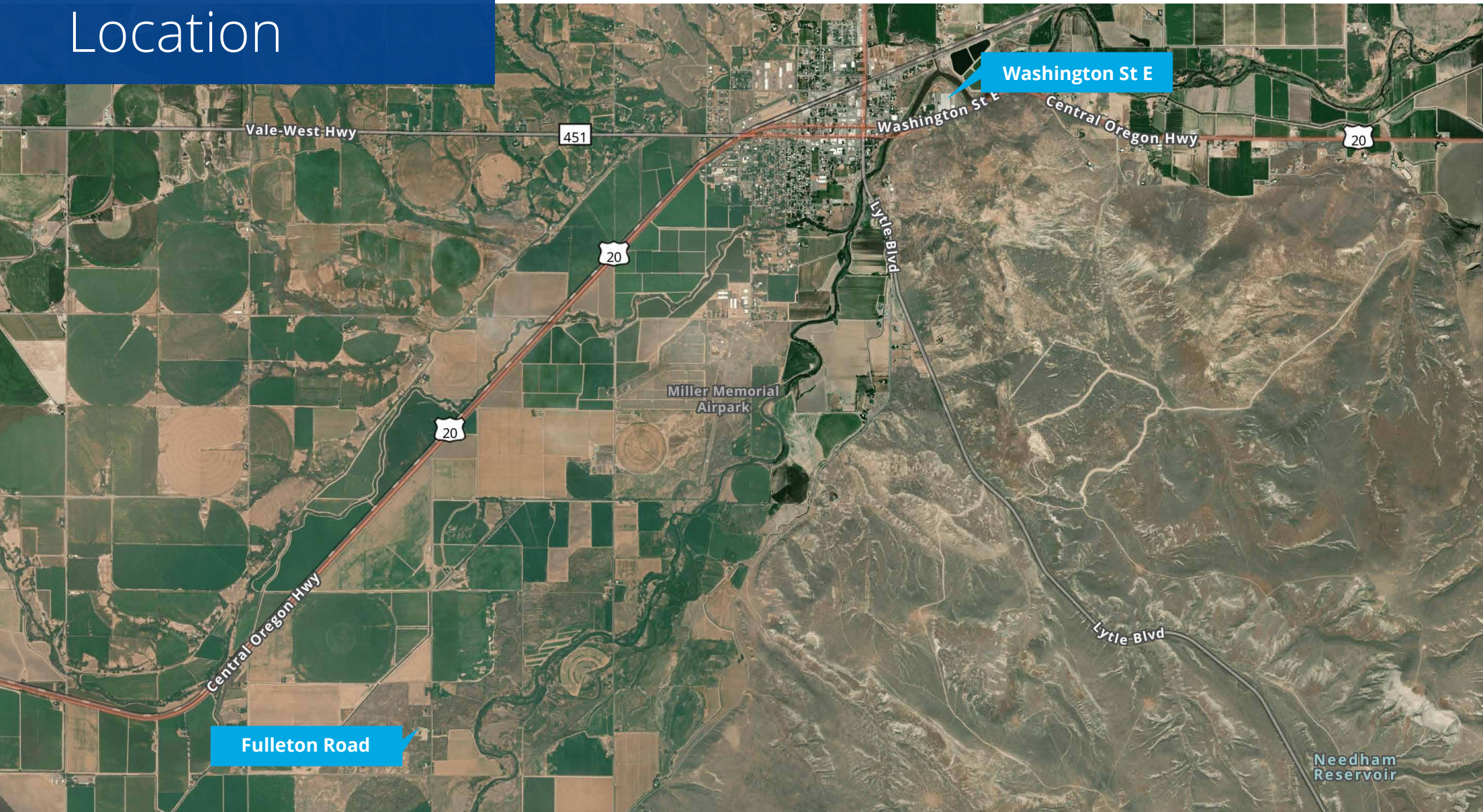
**MALHEUR COUNTY
ENTERPRISE ZONE**

Legend

-  2017 EnterpriseZone = 10.2379 sq.mi.
-  Malheur County Boundary



Location



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