

# Large Industrial Site with Great I-5 Frontage

522 SOUTH MILL STREET, CRESWELL, OR 97426



FOR SALE



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## PROPERTY DESCRIPTION

Large industrial site on I-5. The site can be sold in total or demised into multiple parcels. The 21.51 acres to the north is vacant land, allowing for industrial development, industrial outdoor storage, and more. The site's south side features approximately 63,560 SF of building area and approximately 22.56 acres of land, with about \$56,000 per month of in-place income, allowing for value-added investment with extra land, owner-user sales, and more.

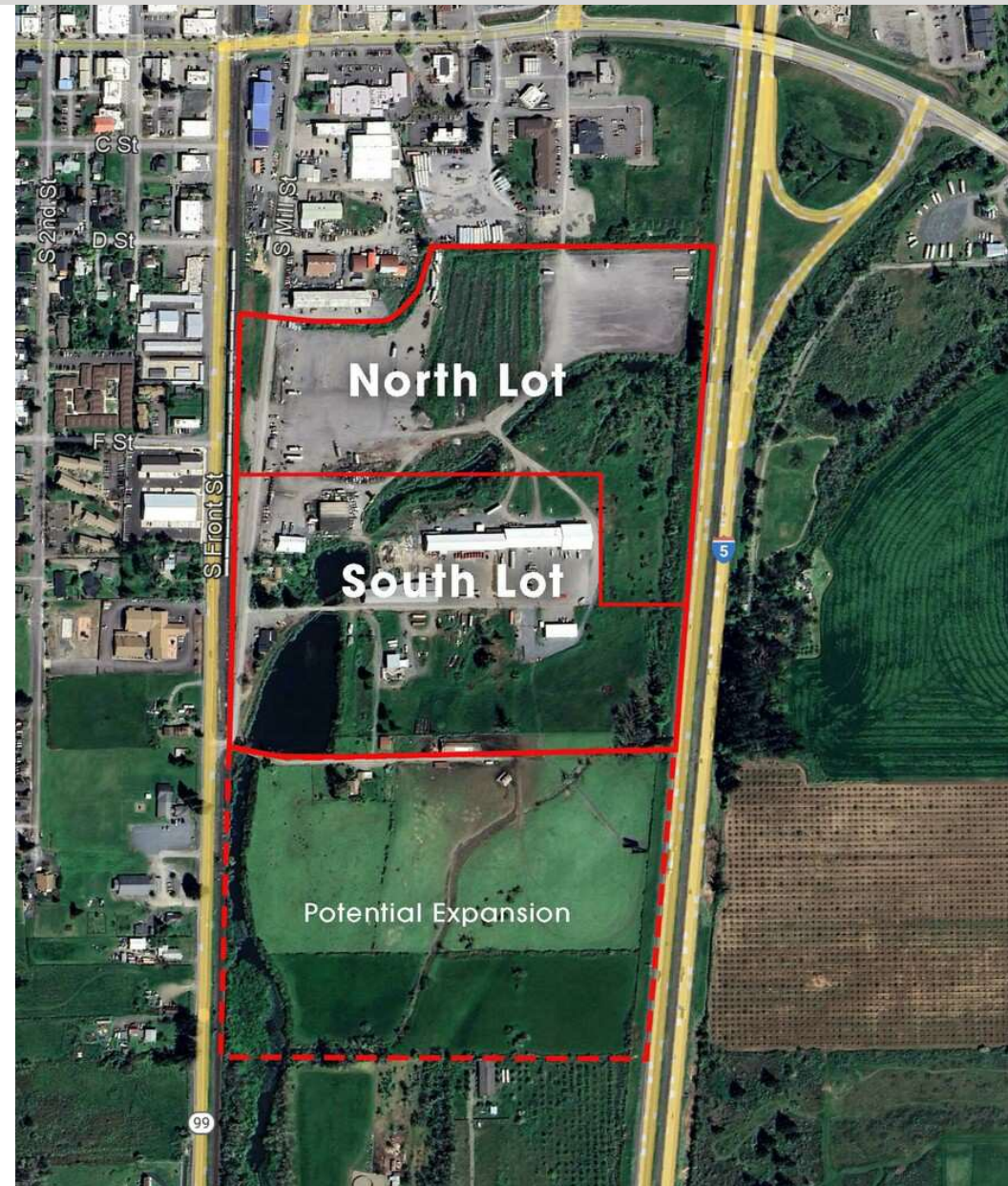
Potential to add approximately 30 acres to the south for a total of 74.62 acres. Contact brokers for details.

## PROPERTY HIGHLIGHTS

- 1,500+ ft of highway frontage
- Less than 1 min from I-5 interchange
- Large lot
- Flat topography

## OFFERING SUMMARY

Combined Sale Price:	\$14,820,000
Combined Lot Size:	44.07 Acres
North Lot Sale Price:	\$6,720,000
North Lot Size:	21.51 Acres
South Lot Price:	\$8,100,000
South Lot Size:	22.56 Acres
South Building Size:	63,560 SF
Potential Expansion Size:	30 Acres

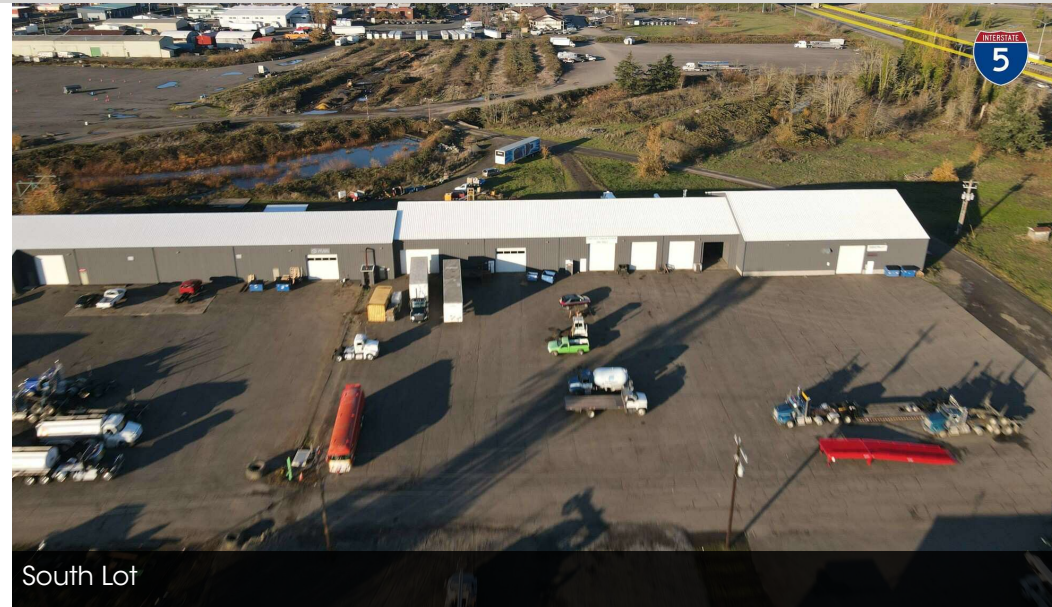
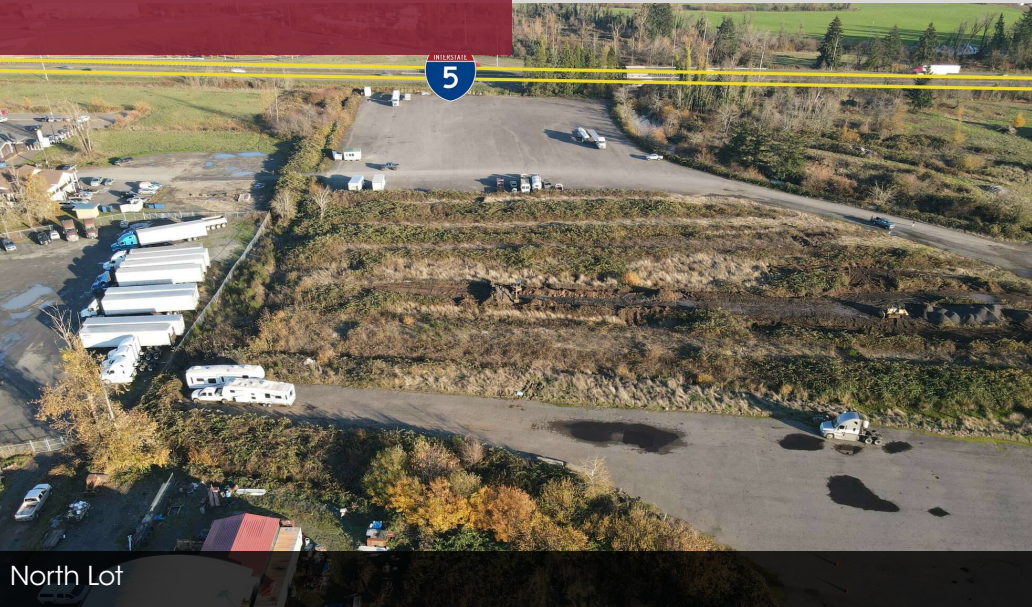


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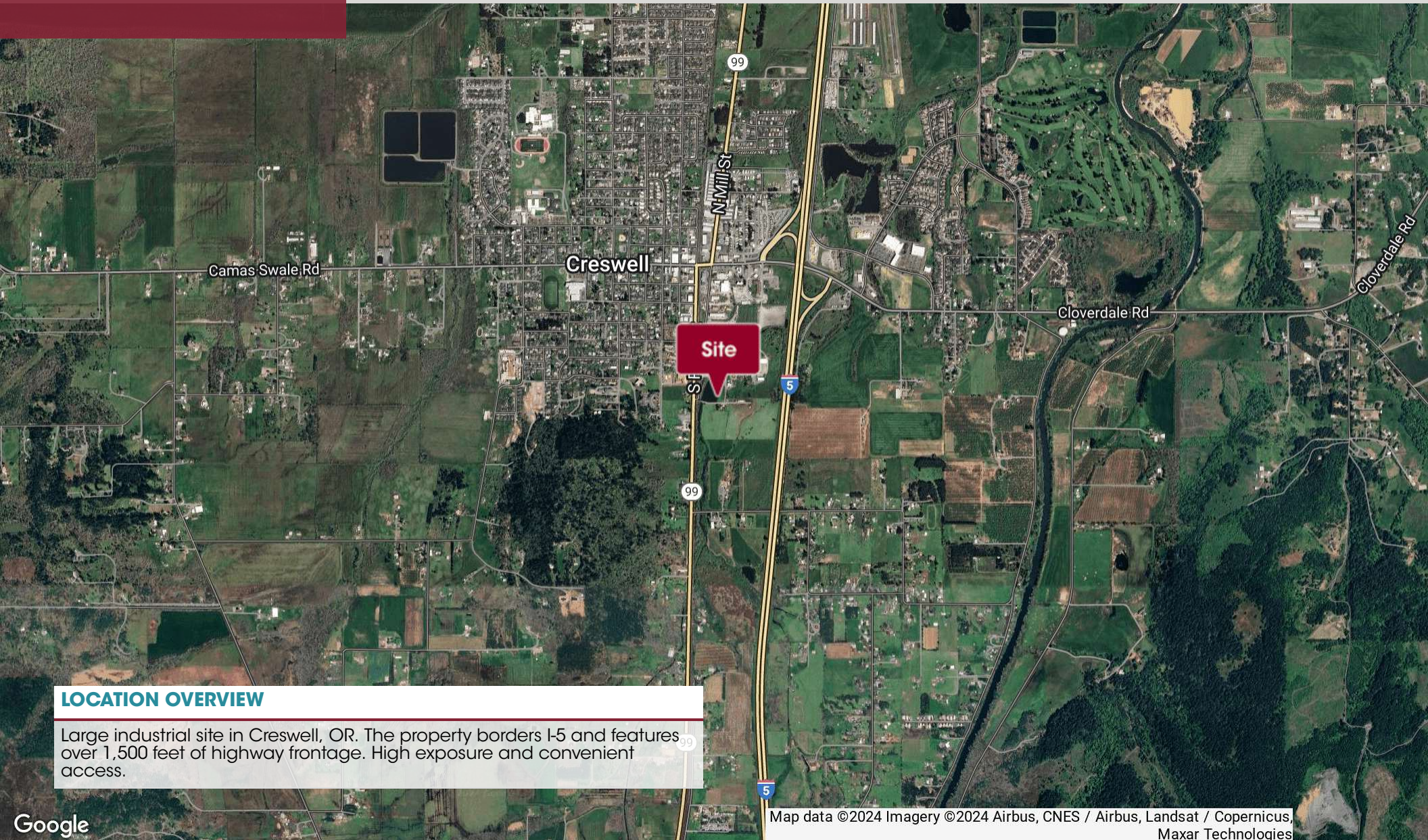
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## LOCATION OVERVIEW

Large industrial site in Creswell, OR. The property borders I-5 and features over 1,500 feet of highway frontage. High exposure and convenient access.

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies



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