



# For Sale

## Vale Mushroom Farm

1000 Washington St. East | Vale, OR 97918



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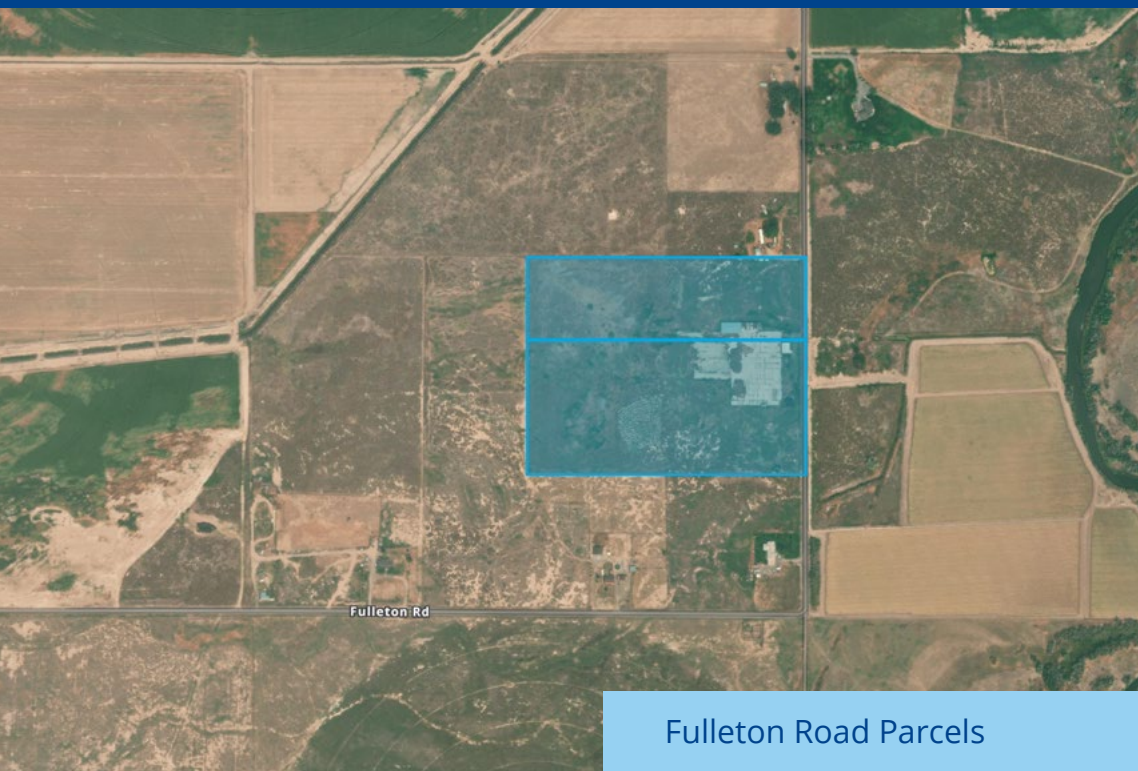
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Washington St. E Parcels



Fulleton Road Parcels

## Opportunity

- Former Mushroom Farm property
- Foreclosed commercial property
- 165,000+/- sq. ft. 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	\$1,250,000
Access	Contact agent for showings

## Acreage

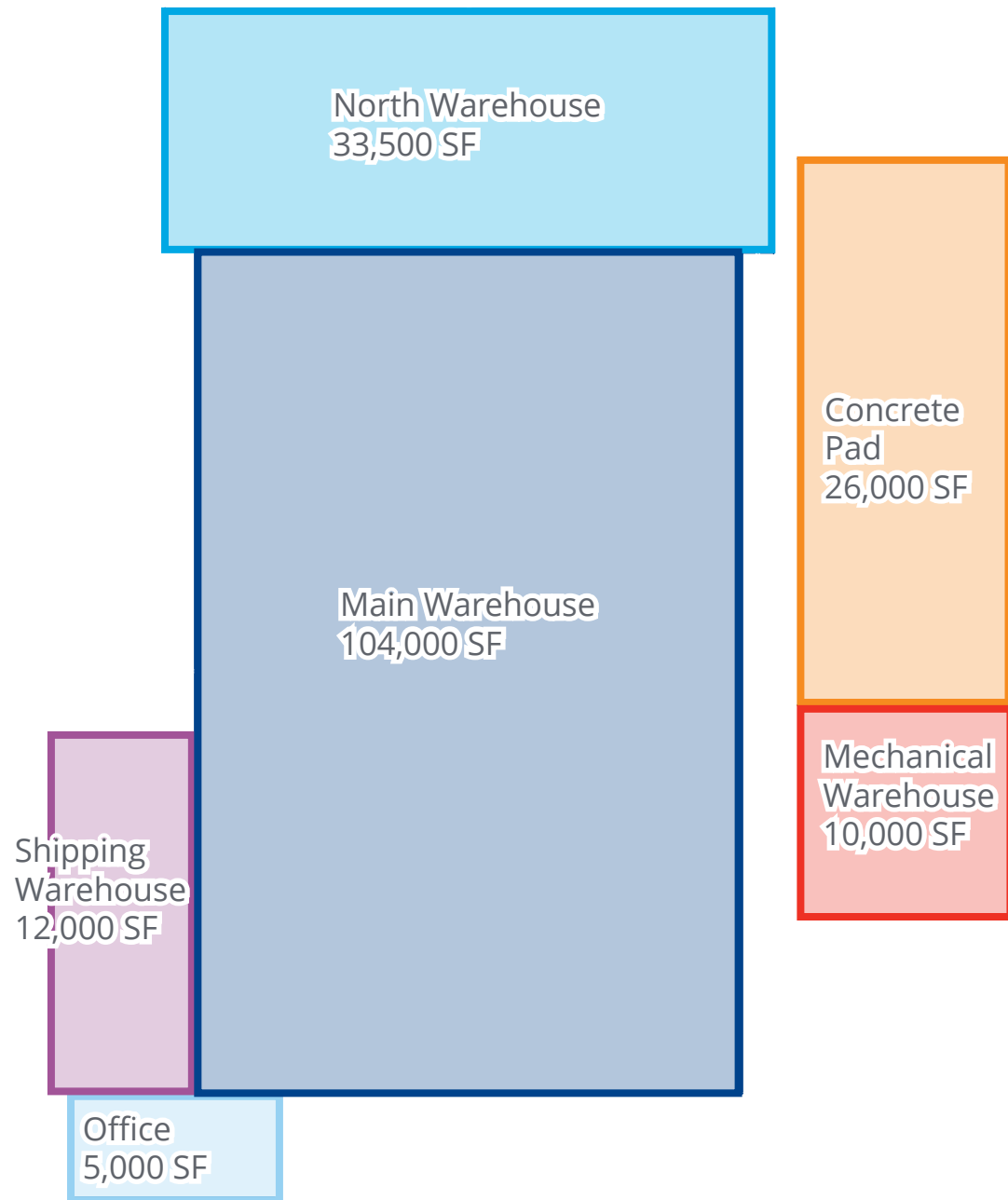
Parcel #	Address	Acres	Est Acres
18S45E20D02001	985 Washington St. E	1	1.23
18S45E20D02000	TBD Washington St. E	1.8	1.93
18S45E20D01800	1000 Washington St. E	10.93	13.18
18S45E20D01801	TBD Washington St. E	0.46	0.46
18S45E20D01803	1004 Washington St. E	2.37	6.5
Washington St E Total		16.56	23.3
19S44E1100300	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





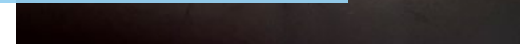
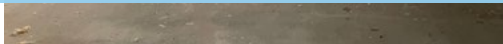
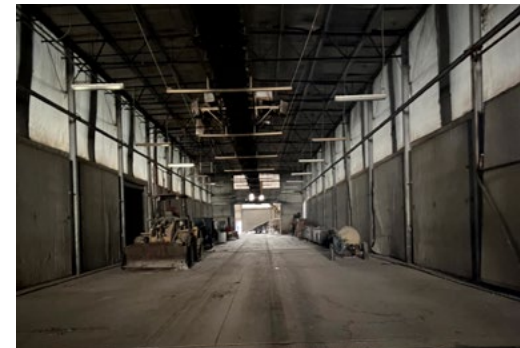
# Gallery



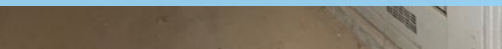
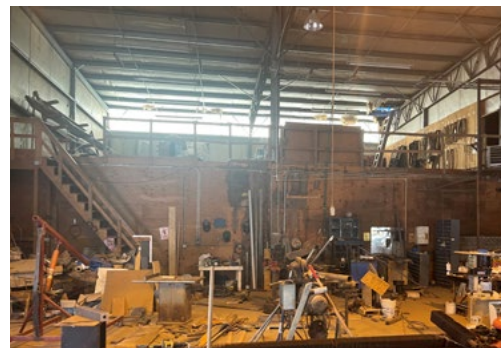
Washington Street E



Washington Street E- Main Warehouse



Washington Street E- Mechanical Warehouse





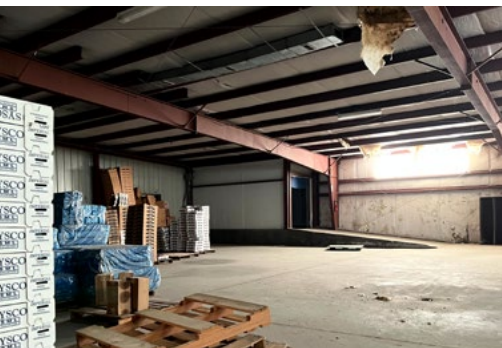
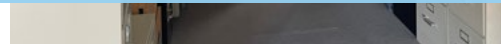
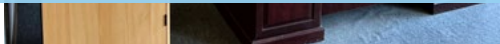
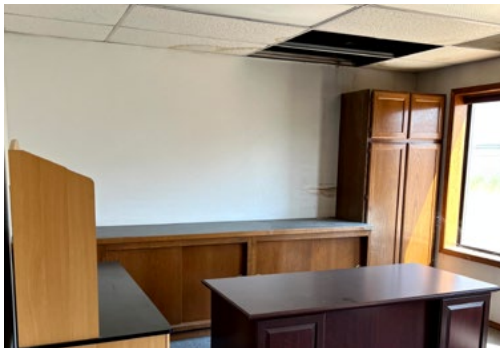
# Gallery



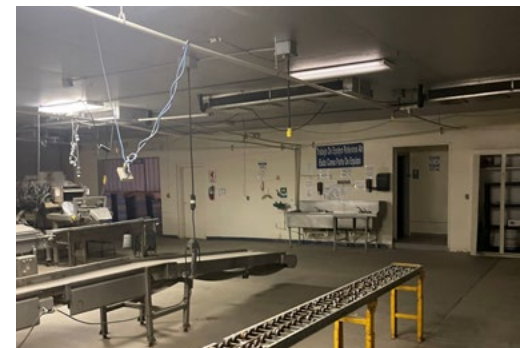
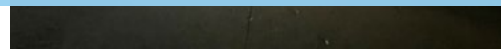
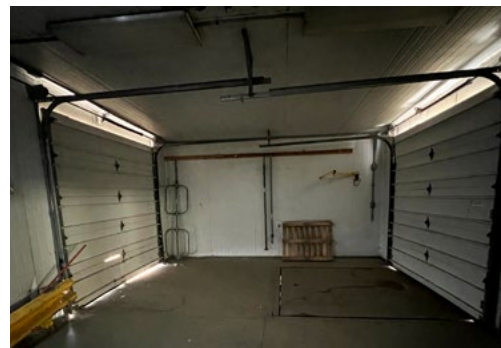
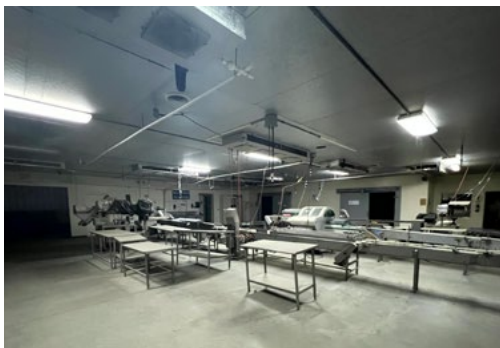
Washington Street E- North Warehouse



Washington Street E- Office



Washington Street E- Shipping Warehouse





# Gallery



Washington Street E- Concrete Pad



Washington Street E- Wells



Washington Street E- Houses

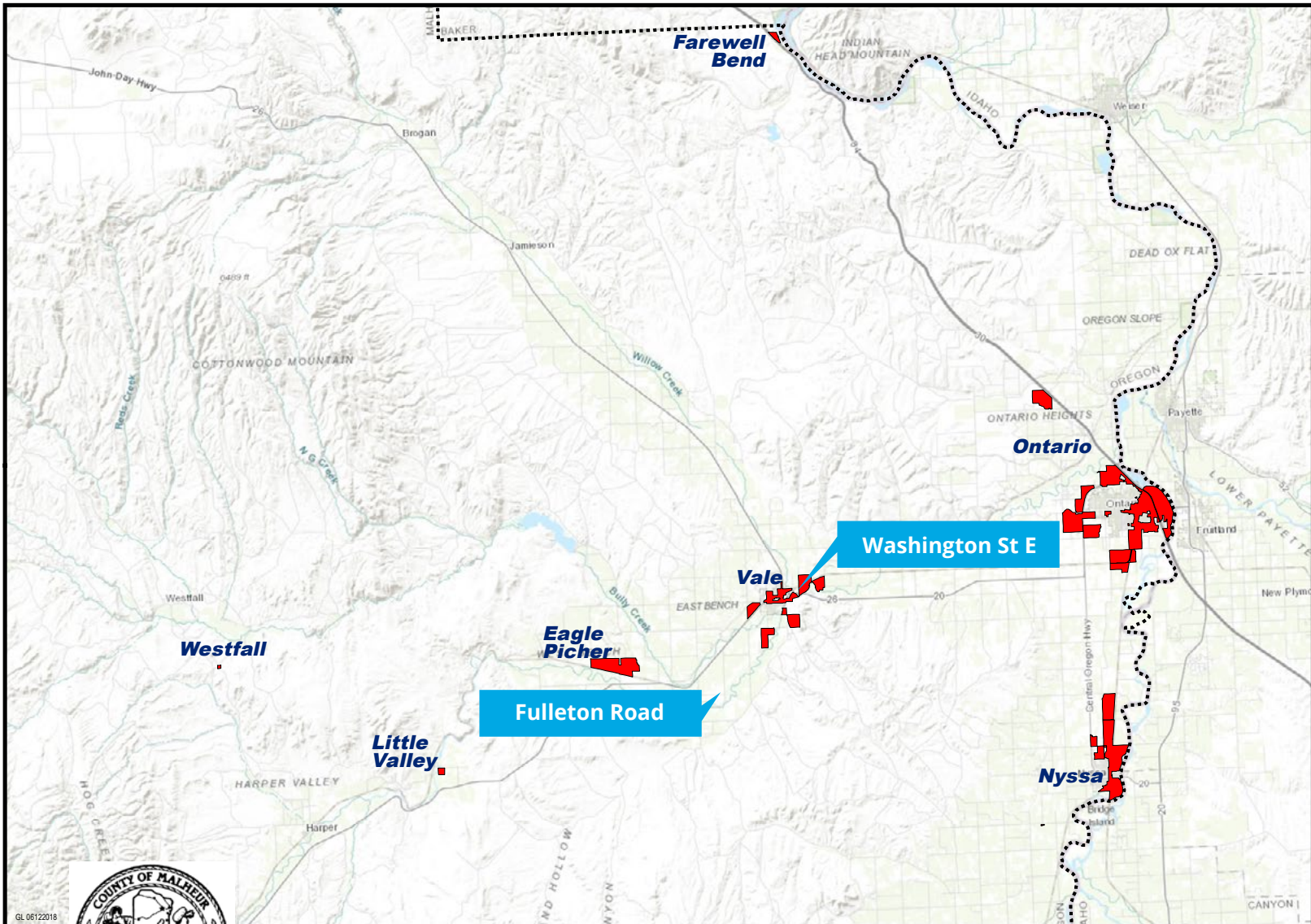


Fulleton Road





# Enterprise Zone Map



**MALHEUR COUNTY  
ENTERPRISE ZONE**

**Legend**

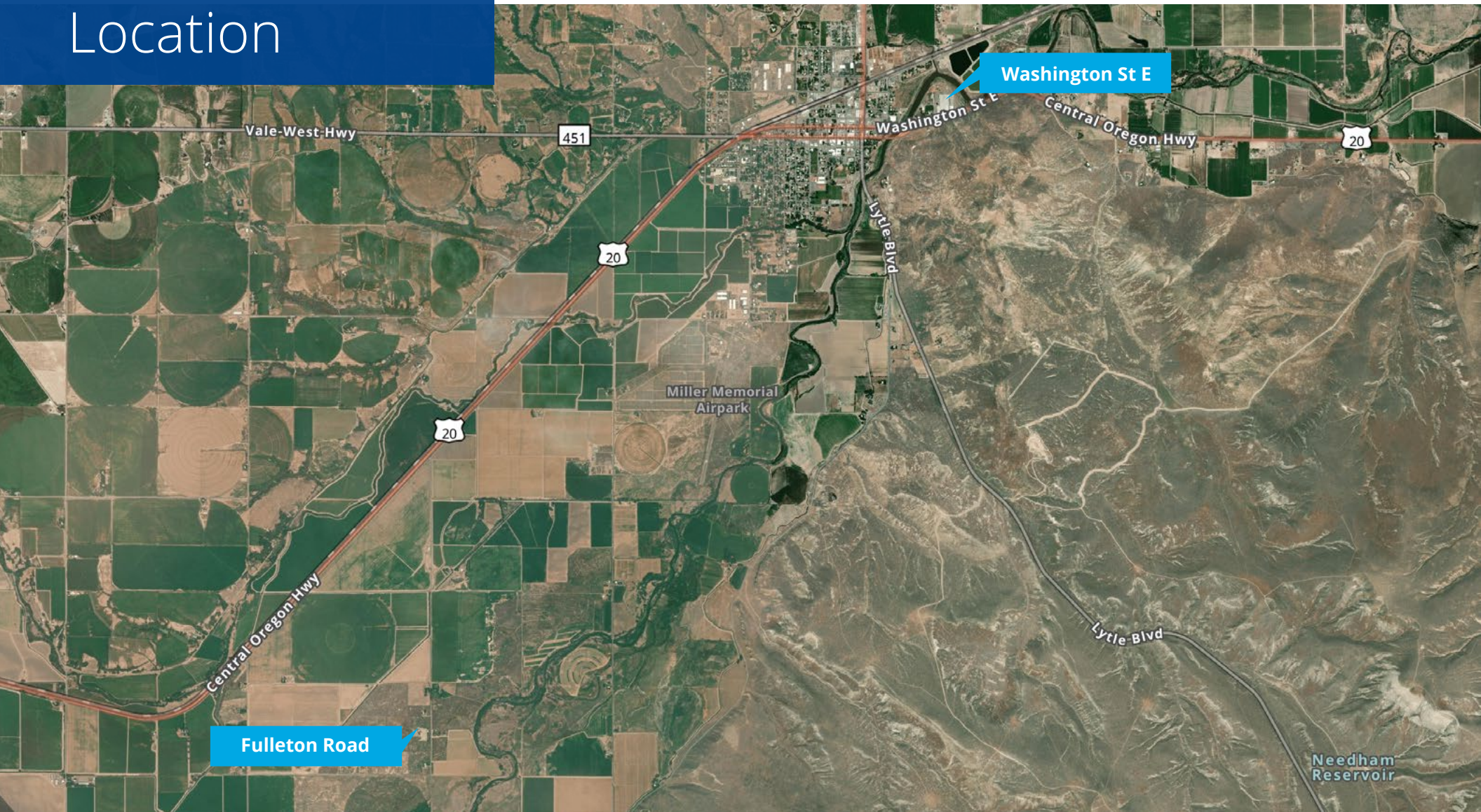
- 2017 EnterpriseZone = 10.2379 sq.mi.
- Malheur County Boundary

0 20,000  
1"=20,000'





# Location



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