

For Sale or Lease



286,293 Class A Manufacturing Building +/- 29 Acres of Zoned Expansion Land

PRICING AVAILABLE UPON REQUEST

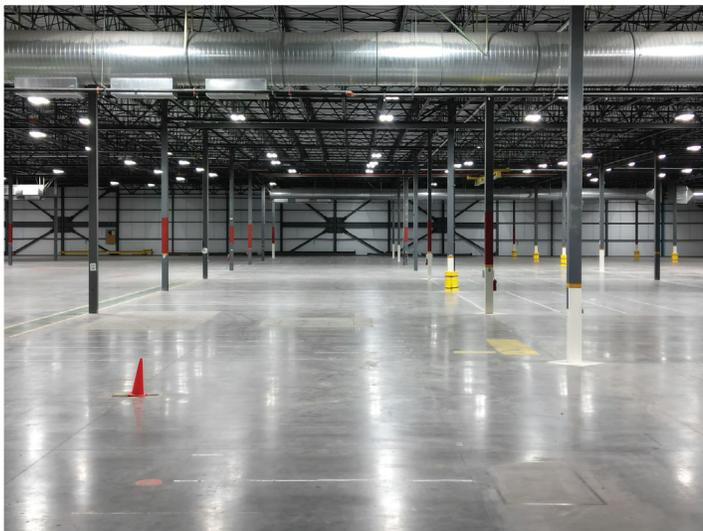
52960 West Lane Road, Scappoose, OR 97056

Macadam Forbes is exclusively offering a 286,293 SF Class A industrial facility just outside Portland, Oregon. Built in 2016, the property includes modern manufacturing space with 28'-30' clear heights, dock and grade loading, 175' truck courts, and +/- 29 acres of zoned expansion land. The site totals 49.06 acres and offers excellent access to US-30, Portland's urban core, PDX International Airport, and sits directly next to Scappoose Airport (STB). Located in one of Portland's strongest industrial submarkets, this opportunity allows investors or users to lease or acquire a large-scale industrial asset with meaningful upside through lease-up potential.



PROPERTY OVERVIEW

Total SF	286,293 SF	Lease rate	Negotiable
+/- 29 acres of zoned expansion land	±49.059 acres	Power	Power capacity estimated up to +/- 5,400amps (subject to verification)
Clear height	±28' - 30'	Zoning (Airport Business Park & Airport Industrial Park)	ABP & AIP
Incentives	Up to 100% property tax abatement	Year built	2016
Construction	Concrete Tilt-Up	Stories	Single story
Loading	18 Dock High, 6 Grade Level	Truck courts	175'
Office SF (5.85%)	±16,751 SF	Sprinklers	ESFR
APN	3107-00-00100	Parking	0.39 per 1,000 SF 111 Auto Spaces



- Preliminary review indicates the potential to expand the building to approximately 600,000 SF, subject to permitting and municipal approvals
- East (rear) wall of the building designed to accommodate future expansion
- Approximately 29 acres of zoned land available for expansion

INVESTMENT HIGHLIGHTS



Modern, Scalable Industrial Facility

286,293 SF Class A industrial building built in 2016 with dock and grade loading, heavy power, high clear heights, quality office buildout, and +/- 29 acres of zoned expansion land.

Enterprise Zone Incentives

Oregon Enterprise Zone program allows for up to 100% property tax abatement, subject to compliance with program requirements and approval.

Immediate Value Upside

Lease-up potential in a supply-constrained Portland submarket with strong tenant demand for large blocks of space and attractive rent growth.

Minimal Capital Needs

Modern construction and functional design reduce upfront investment and accelerate time to occupancy for users.

Prime Northwest Portland Location

Excellent access to US-30, Portland CBD, PDX International Airport, and adjacent to Scappoose Airport (STB), supporting regional and national distribution.

Existing Crane Infrastructure

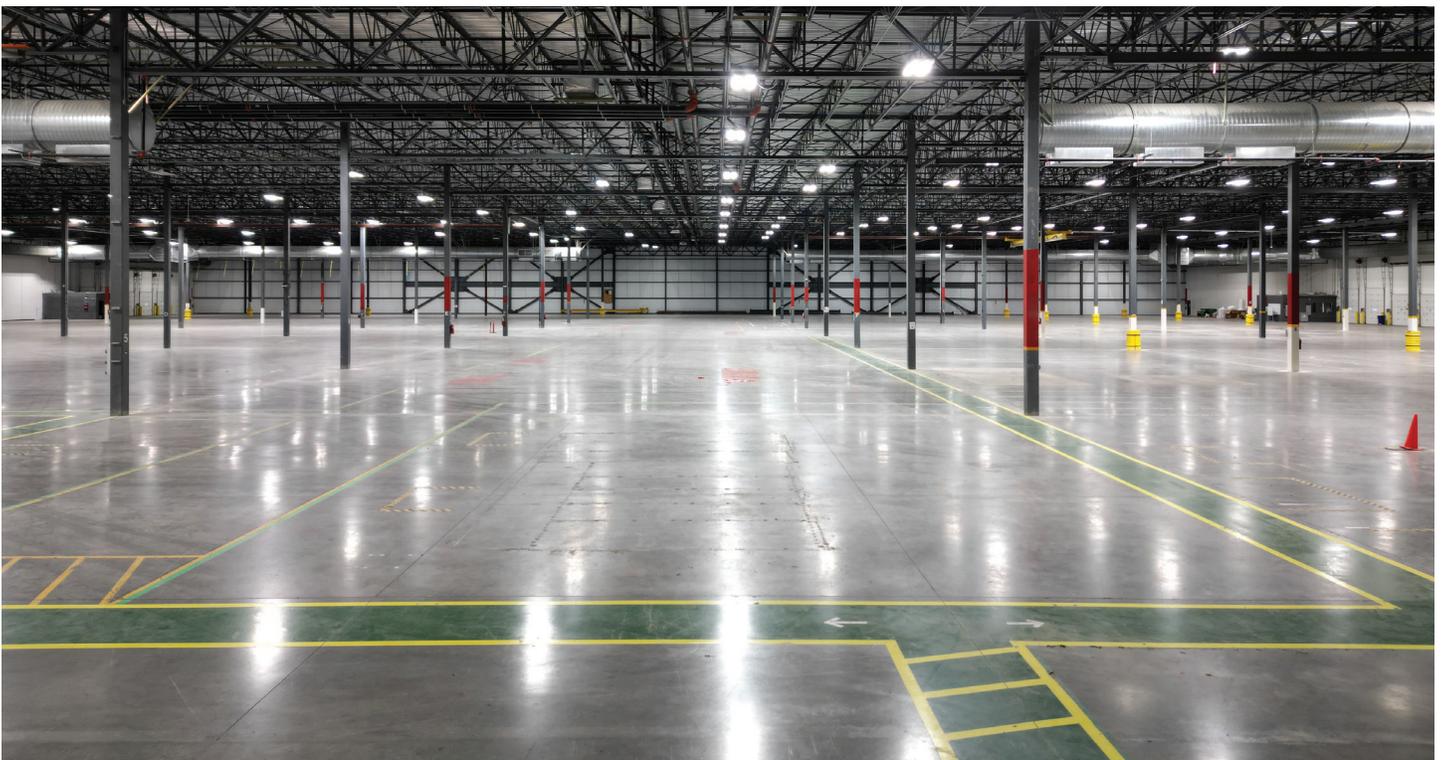
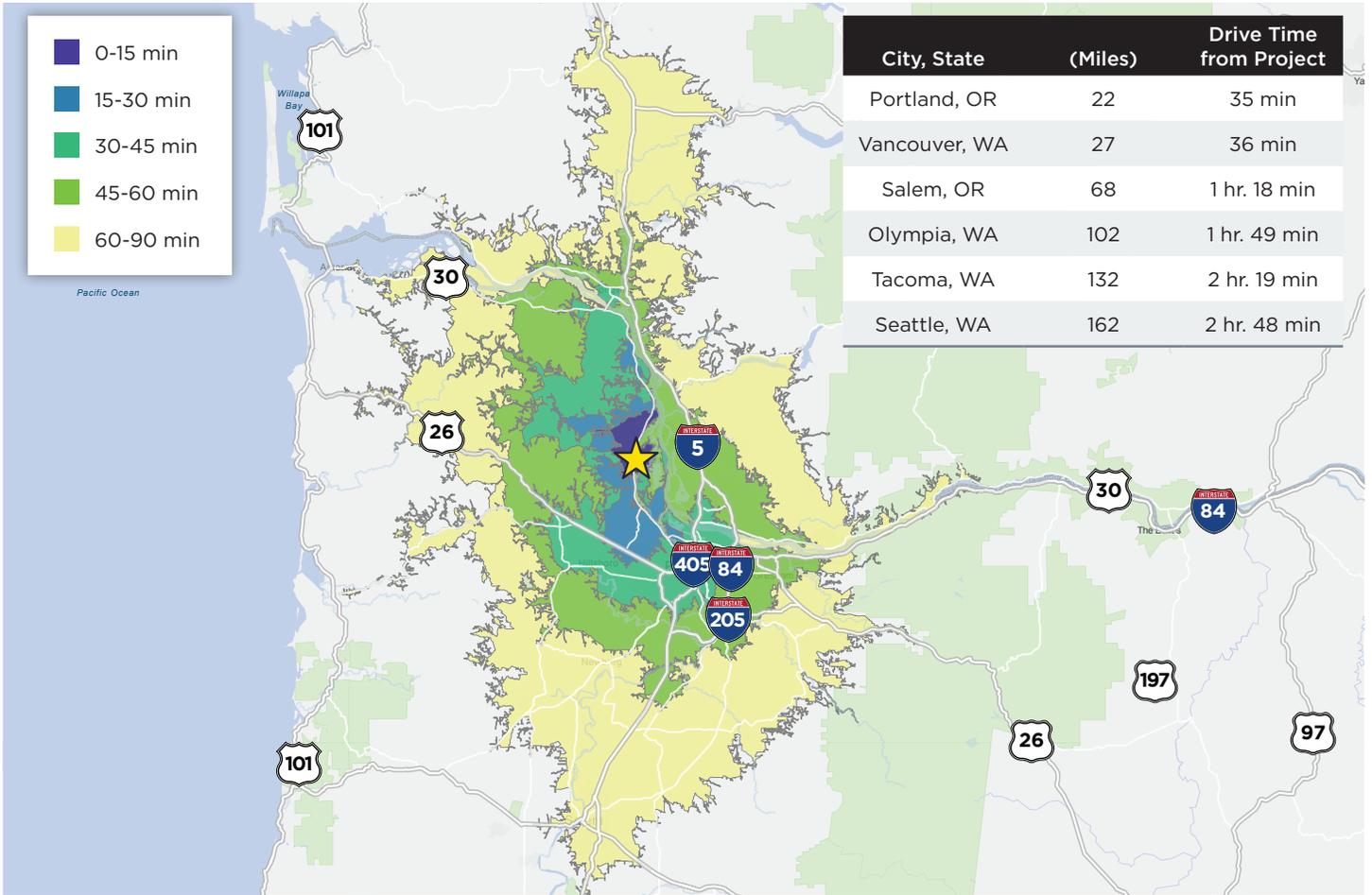
Three (3) 5-ton bridge cranes installed, supporting efficient manufacturing and warehouse operations.

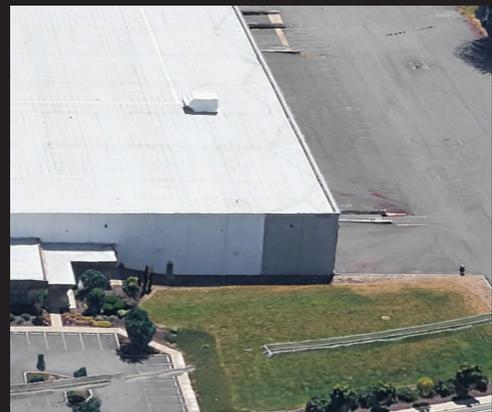
Rare Large-Scale Opportunity

High barriers to new development and scarcity of industrial land within Portland's Urban Growth Boundary make this a difficult-to-replicate asset.



SITE LOCATION





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