

1301 WYNOOSKI STREET

NEWBERG, OR 97132

FOR SALE



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THE SITE

Large-scale industrial land opportunity. The site features a long list of favorable development characteristics, including a unique buildable land area of 100 acres in a region with limited options at such a scale, ample utility services including heavy power, flat topography, a business-friendly municipality, Willamette River frontage (including water rights), proximity to multiple major markets in Oregon, direct rail service, and proximity to multiple highway systems.

The property is demisable to roughly 20 acres or more. There are multiple tax lots, and a lot line adjustment can be performed to create a mutually agreeable land area for purchase. For users and developers seeking 20-100 usable acres, there are genuinely no sites like it in the region.

*Rail service "to be determined" based on cost and feasibility to activate a spur.

THE HIGHLIGHTS

- Exceptional scale within the region (100 usable acres)
- Proximity to major highways
- Development-friendly municipality
- Inside city limits and zoned for industrial uses
- Rail service*
- Heavy power
- Flat topography

ALLOWED USES



MANUFACTURING
& PRODUCTION



WAREHOUSE
& FREIGHT



INDUSTRIAL
SERVICE



RAILYARDS*



STORAGE/
SELF-STORAGE



UTILITIES/
BATTERY STORAGE



DATA
CENTER

OFFERING SUMMARY

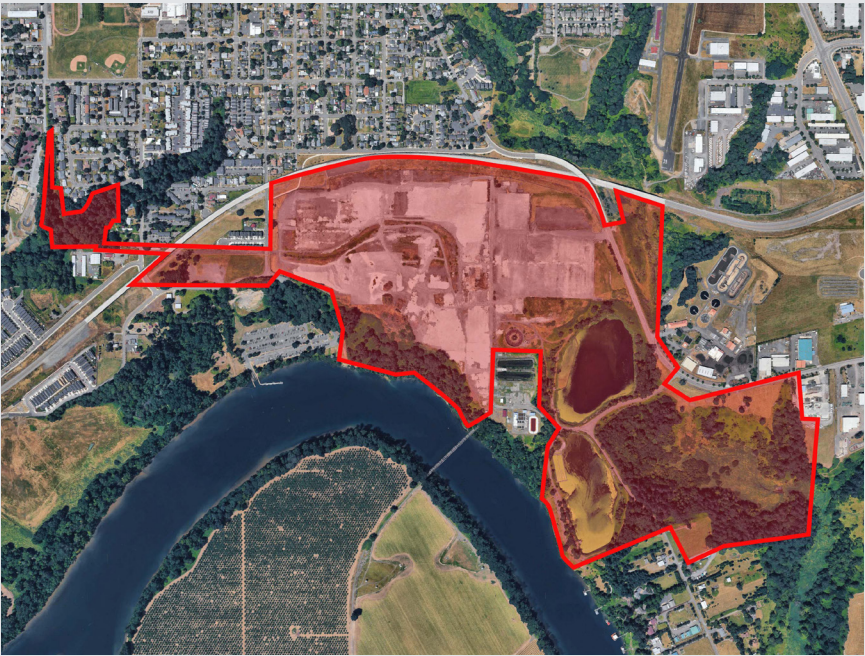
Sale Price:	\$12/SF of usable land
Lot Size:	192.6 Acres
Demisable to:	~20 Acres



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THE LOCATION

Central location within the Pacific Northwest with close proximity to Hwy 99W, I-5, Portland, and Salem.

DRIVE TIMES

Highway 18	Direct frontage
Rail*	Direct service to site
Highway 99W	5 min
Interstate 5	17 min
Portland Metro:	17 min
Salem Metro:	33 min
Portland International Airport:	57 min



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(Left) **Utility Map**

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