



BTS Opportunities from 150,000 to 1,170,775 SF or  
Land Sale Opportunities from 10-68.68 AC



FOR SALE / LEASE

# WAREHOUSE OPPORTUNITY IN KEY LOGISTICS LOCATION

2910 THREE LAKES ROAD SE, ALBANY, OR 97322

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## PROPERTY DESCRIPTION

Rare Interstate 5 frontage industrial development on over 68 acres of industrial land. The site is able to accommodate up to a 1,170,775-square-foot distribution facility. Ownership is willing to pursue requirements as small as 150,000 SF. As proposed the site would include 797 automotive parking spaces, 250 trailer stalls, and 221 dock doors with loading from 3 sides. Column spacing runs 60' feet from east to west and 56' from north to south. At its widest part, the building will be 600' and span 2,024' long with a 36' clear height.

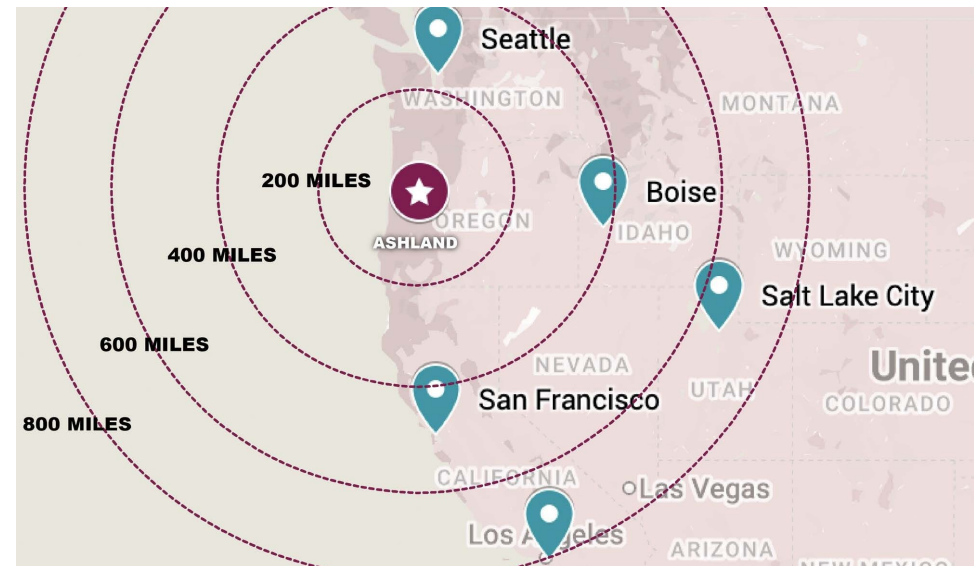
The project will have four (4) points of ingress/egress and is just 0.6 miles from the Interstate 5 on-ramp/off-ramp (exit 233).

Ownership is willing to sell the land and will consider partitioning off as small as 10 acres to a buyer. Build-to-suit opportunities as well. In addition, the ownership is willing to build and sell the buildings (as small as 150,000 SF up to 1,170,755 SF).

Contact the brokers for more details.

## OFFERING SUMMARY

<b>Sale Price:</b>	Call Broker
<b>Lease Rate:</b>	Call Broker
<b>Available SF:</b>	150,000 - 1,170,775 SF
<b>Building Size:</b>	1,170,775 SF
<b>Available Land:</b>	10 - 68.68 AC
<b>Zoning:</b>	IP (Industrial Park District, City of Albany)
<b>Allowed Uses (but not limited to):</b>	Industrial, office and retail. Self-Storage and vehicle uses are conditional uses.



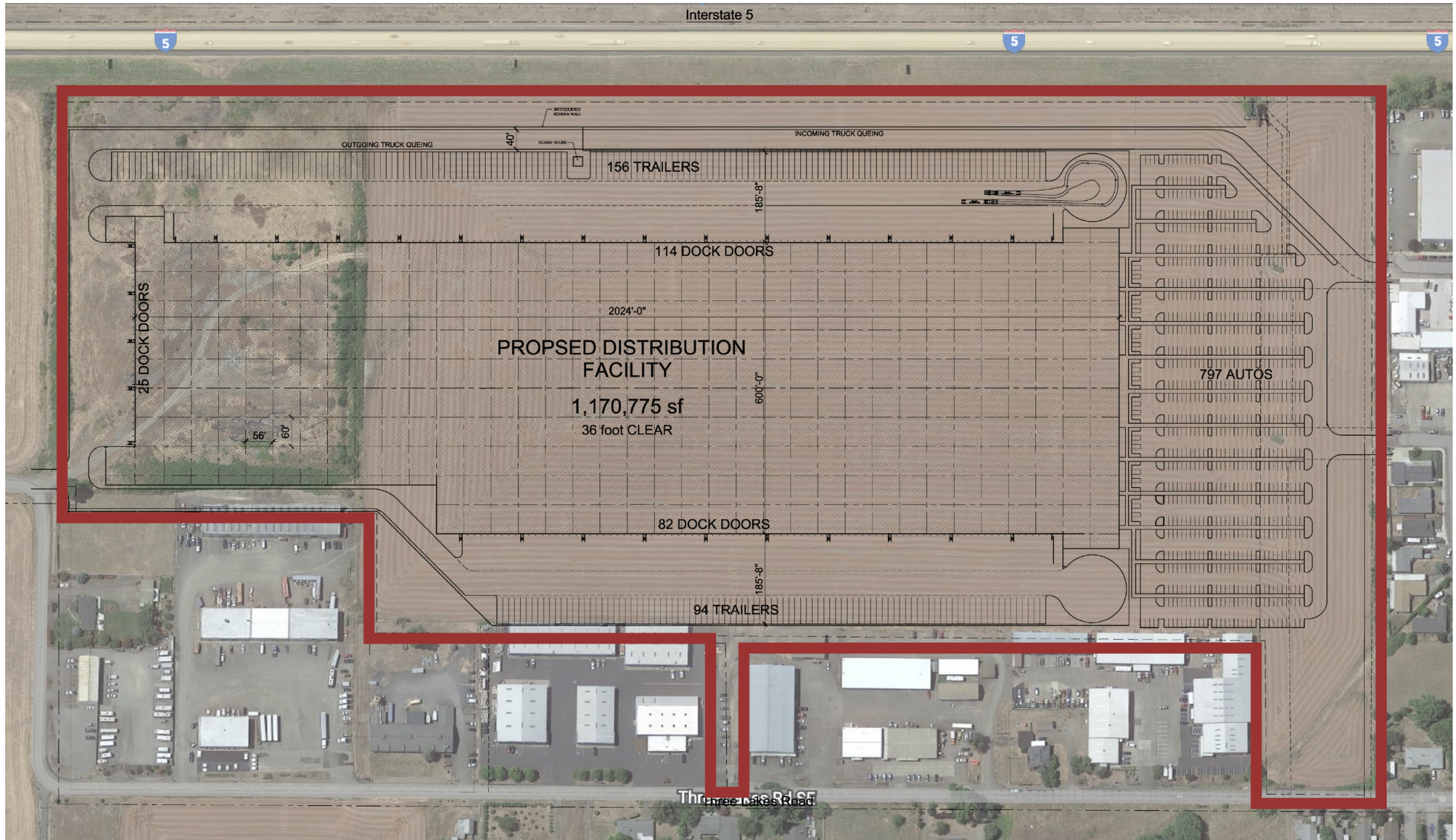
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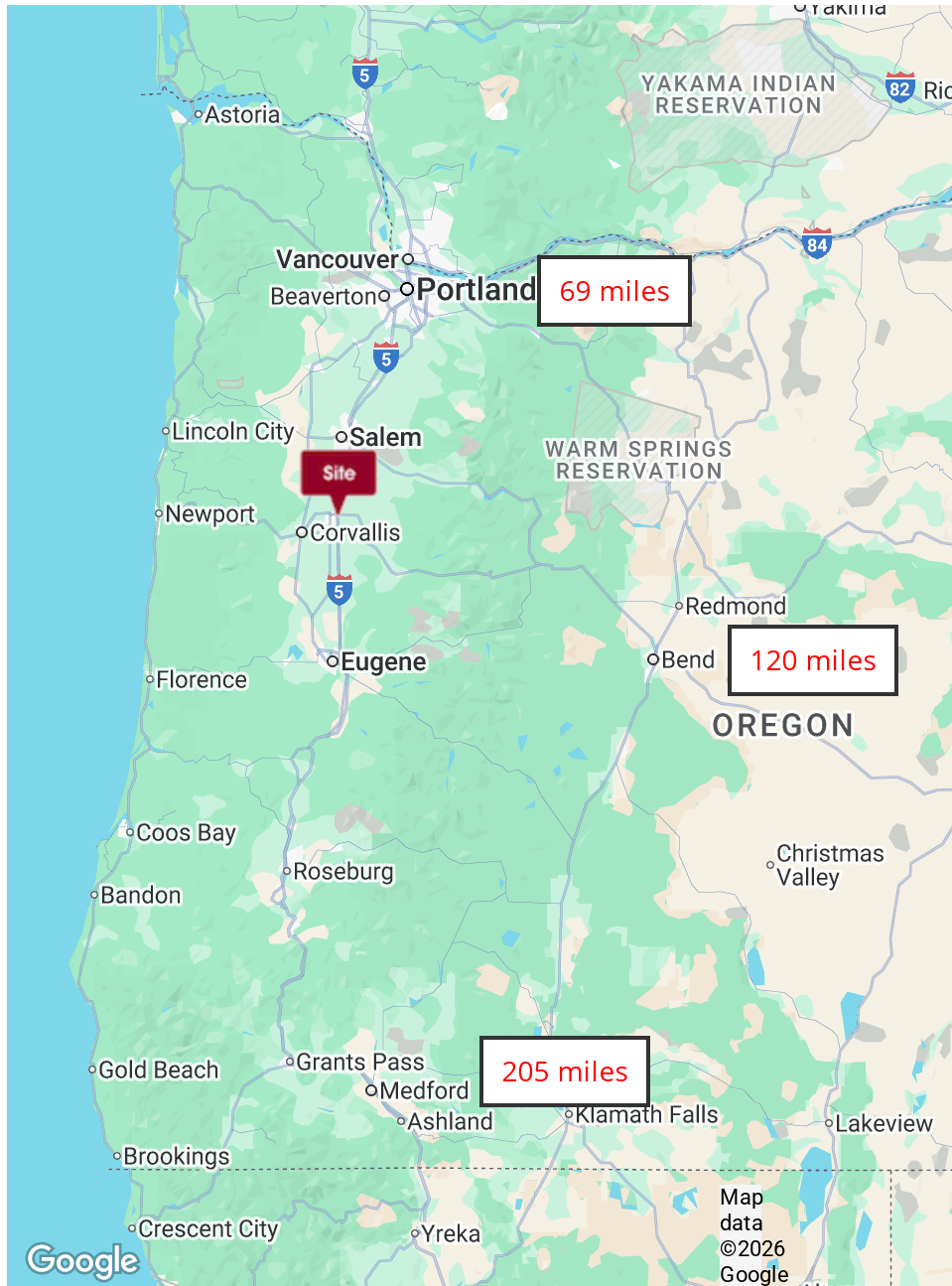
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## LOCATION OVERVIEW

Located just off of exit 233 from Interstate 5 in Albany, Oregon, which is 29 miles south of Salem, Oregon, 69 miles from Portland, Oregon, and 78 miles from Vancouver, Washington. The site is located within 3 miles of the Mid-Willamette Valley Intermodal Center (this site would act as a transfer hub to receive and ship local and international containers from UPRR & BNSF, more info can be found at [www.linneconomicdevelopmentgroup.com](http://www.linneconomicdevelopmentgroup.com)).

### POPULATION

	1 MILE	5 MILES	10 MILES
<b>Total Population</b>	4,723	61,655	97,975
<b>Average Age</b>	38.3	35.0	36.9
<b>Average Age (Male)</b>	38.3	35.4	36.9
<b>Average Age (Female)</b>	38.9	34.8	37.1

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	2,067	24,434	38,401
<b># of Persons per HH</b>	2.3	2.5	2.6
<b>Average HH Income</b>	\$54,911	\$52,909	\$57,534
<b>Average House Value</b>	\$170,607	\$162,693	\$176,695

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## ABOUT THE DEVELOPER

Phelan Development is a privately held real estate company with over \$5 billion of development experience. They are focused on developing high-quality industrial projects and pride themselves on the ability to deliver well-designed buildings in strategic locations. Their expertise and attention to detail have helped them establish a reputation for producing and managing attractive, well-designed buildings that meet the diverse needs of our customers.



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