

# THE OFFERING

## \$2,280,000

# CORNELIUS

OFFERING BROCHURE | FOR SALE 574 N 7th Ct, Cornelius, OR 97113

# INDUSTRIAL LAND & BUILDINGS



## PROPERTY DETAILS

# CBRE

- + 4.51 Acre Lot
- + 4 Storage Buildings totaling 23,998 SF
  - 4,032 SF - A
  - 4,160 SF - B
  - 7,200 SF - C
  - 8,606 SF - D
- + One Office - 7,000 SF - E
- + Metal Construction

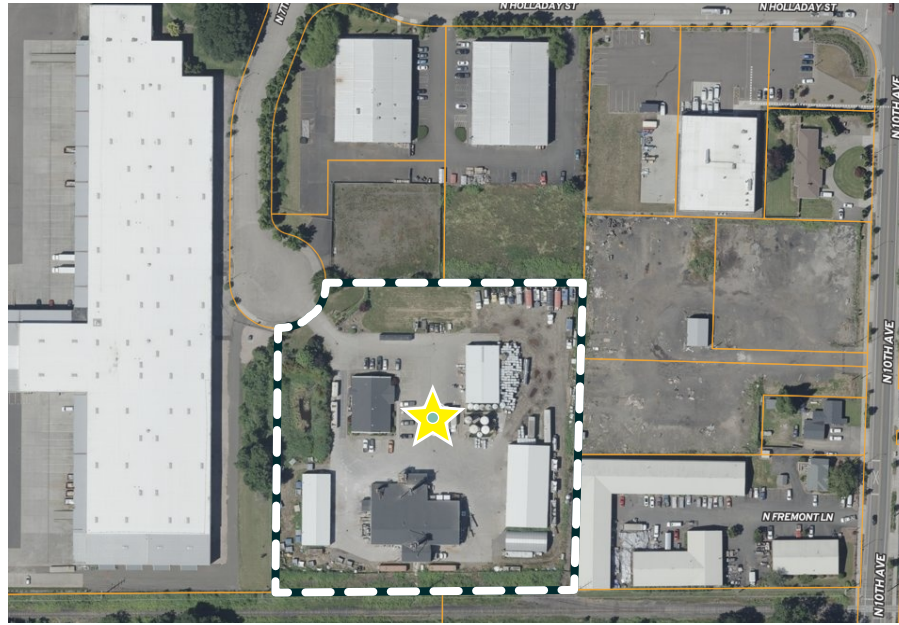
- + 16' Clear Height
- + 1 Dock Door
- + 10 Grade Doors (12' x 12')
- + Parking: 0.84/1,000 (26 spaces)
- + Zoning: General Industrial Zone (M-1)

CLICK HERE



+ Price \$2,280,000





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**CBRE**

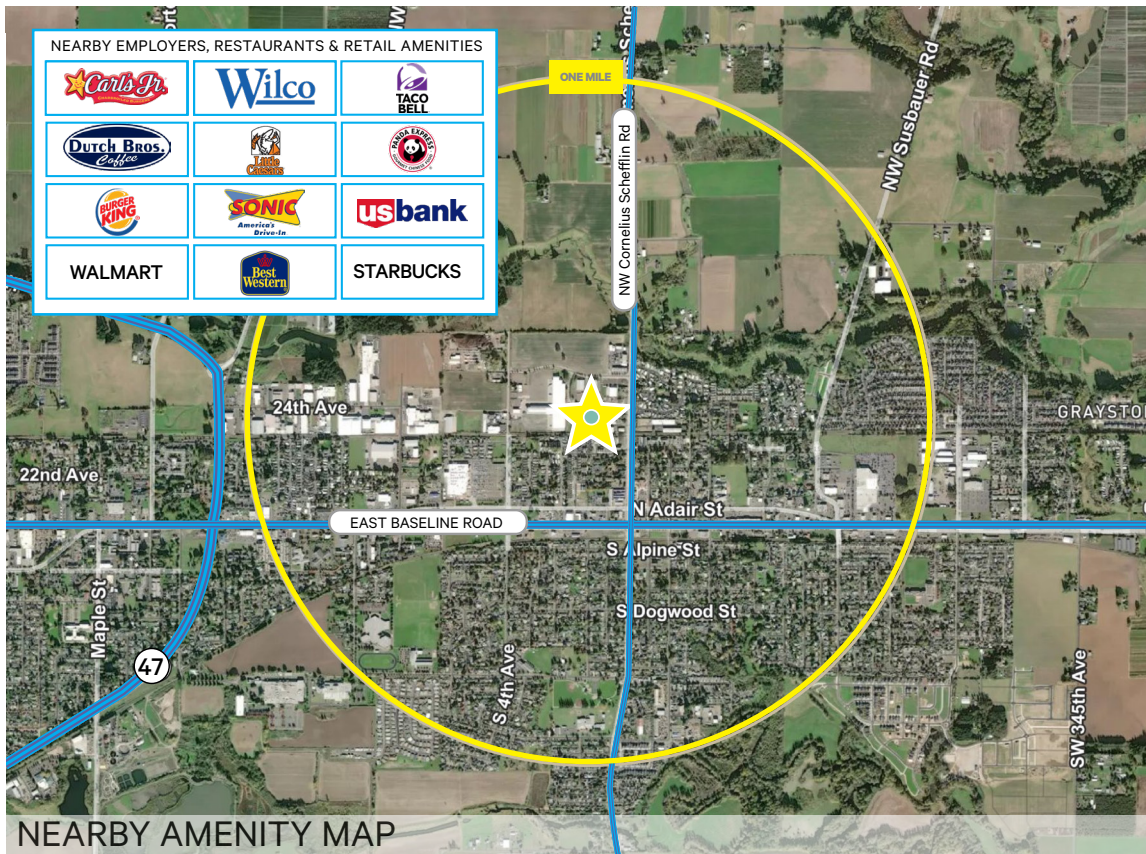


## 20 YEAR NON-COMPETE CLAUSE

Seller will convey title to the Property or Buyer by a special or limited warranty deed, subject to a restriction that for a period of twenty (20) years following the conveyance, the Property may not be used for the sale or distribution of agricultural chemicals, seed, or fertilizer.



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