

FOR LEASE



WILLAMETTE RIVER INDUSTRIAL

Heavy Power (600-amp 480/277v 3-phase & 200-amp)

26,325 SF • 1.50 AC • M-2 Zoning

810 S 2nd St, Harrisburg, OR 97446

WHITTAKER
INVESTMENTS, INC.

TABLE OF CONTENTS

3 PROPERTY OVERVIEW

General Property Overview

Building Highlights

5 INFRASTRUCTURE

Electrical & Power Systems

Electrical Locations

8 FLOOR PLANS

Main Building

Estimated Dimensions

9 TRANSPORTATION ACCESS

Freeway / Highway

Rail

EXCLUSIVELY PRESENTED BY:

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WHITTAKER
INVESTMENTS, INC.

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428 Ivy Street, Junction City, OR 97448

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PROPERTY FACTS

Address	810 S 2nd St, Harrisburg, OR 97446
Site Area	1.50 AC (65,340 SF)±
Buildings	Main (13,200 SF) + New (13,125 SF)
Total Area	26,325± SF
Year Built	Main: 1999 New: 2025
Zoning	M-2 General Industrial
Taxes (2025/2026)	\$18,716.93
Tax Account	0862318



PROPERTY FACTS

General Property Info

- Grade-level access throughout both buildings
- Utilities:
 - Electric: Pacific Power
 - Water/Sewer: City of Harrisburg
 - Natural Gas: NW Natural
 - Garbage/Recycle: Republic Services
- Redundant N-S routes: I-5, OR-99E and Hwy 99 W
- I-5 access: ~5–6 miles via Exit 209 / Diamond Hill Rd • \approx 8–10 min
- Rail service: PNWR corridor • Nearest transload: Junction City 5 mi South
- Rail service: BNSF and UP access
- Flood zone: It appears Zone X — outside 1% annual chance
- Yard/Parking: Site 65,340 SF minus building footprints 26,325 SF \Rightarrow ~39,015 remaining for paved/rocked yard & parking
(2.5 Land to Building Ratio)
- Fenced yard with electric gate entry

Buildings

Main Building (Offices Included)

- 13,200 SF total area (60x196 Including 2nd Floor Office)
 - 364 SF. (Unfinished)
- Office & support spaces: \approx 2,880 SF
- Benton County: 11,760 SF
- Clear ~17' wall / ~22' eave
- (3) 12' \times 14' doors: 2 manual, 1 electric
- Upstairs office with full kitchen + full bath
- Slab thickness: 12" (Unverified; buyer to confirm)
- Air distribution system
- Rolling parts shelves on a track

New Building (Under Construction)

- 13,125 SF warehouse space (75' X 175')
- Clear ~18' wall / 21' eave
- (2) 12' \times 14' manual doors
- Electrical: As Is - New ownership to install
- Plumbing: Stubbed for restrooms + sink
- Gas service: As Is - New ownership to install
- Slab: 4"

ELECTRICAL INFRASTRUCTURE

The electrical system at 810 S. 2nd Street in Harrisburg includes the following components:

There is a 200-amp, 120/240V single-phase service located at the northwest corner, which feeds into a 200-amp panel. This panel supplies power to the lighting and office areas of the property.

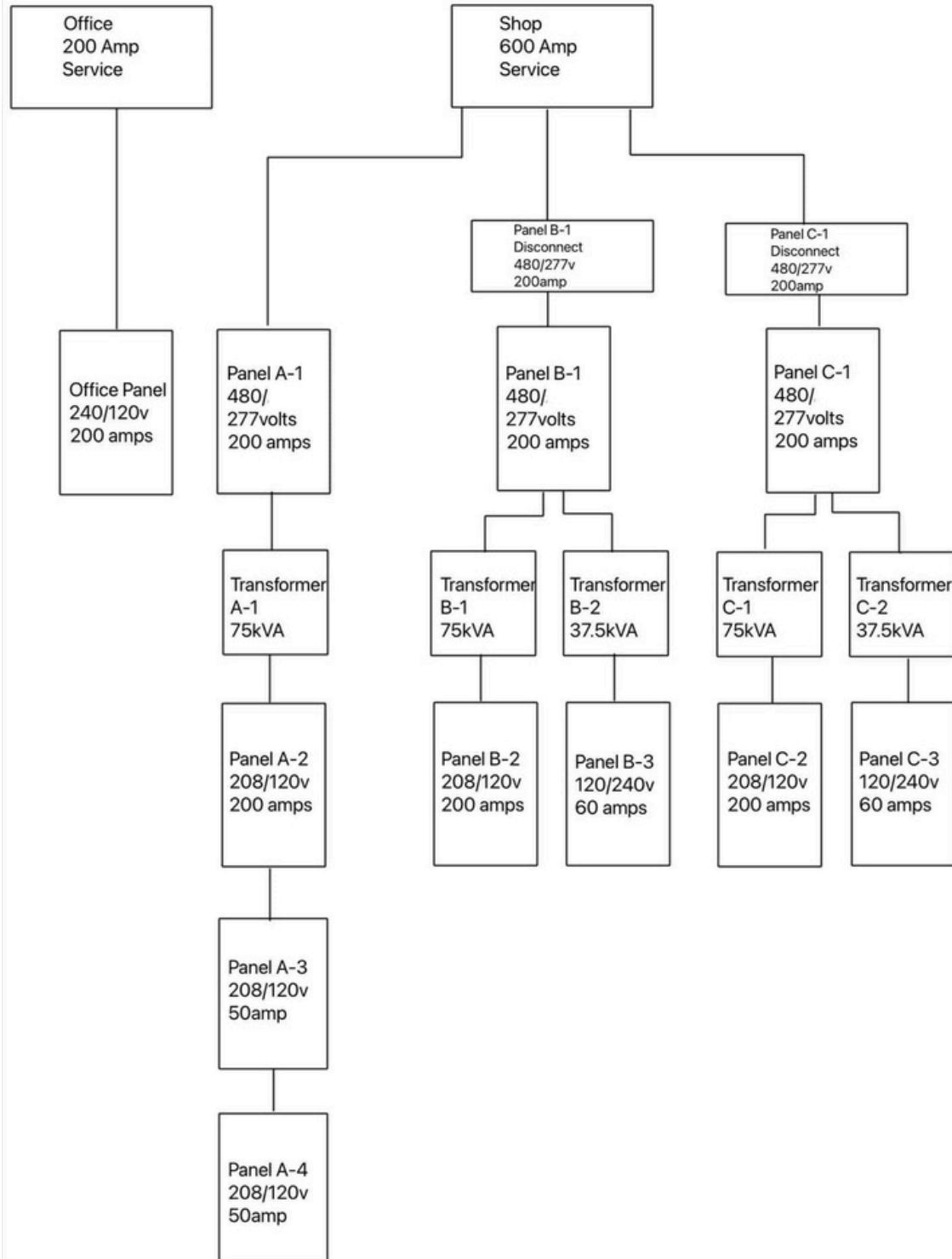
Additionally, there is a 600-amp, 480/277V, three-phase service on the east side that feeds three separate 200-amp systems. Each of these systems uses transformers to step down to 208/120V and 120/240V. These three systems are distributed throughout the shop area, providing power to various receptacles and disconnects for industrial systems.

- **Main Building**
 - **Shop Power**
 - 600A @ 480/277V, 3-phase service for heavy machinery and high-demand equipment
 - **Office Service**
 - 200A @ 120/240V Single-Phase for lighting and standard loads
 - **Step-Down Units**
 - 208/120V and 120/240V transformers provide flexibility for diverse equipment
 - **Transformers**
 - 75 kVA and 37.5 kVA step-down transformers to 208/120V and 120/240V distribution
 - **Distribution**
 - A/B/C phase panel runs throughout facility for balanced loads
- **New Building**
 - No power is installed, new owner to install

Electrical system diagram showing main service, transformer locations, and distribution panel configurations. Refer to next page for additional electrical exhibits.

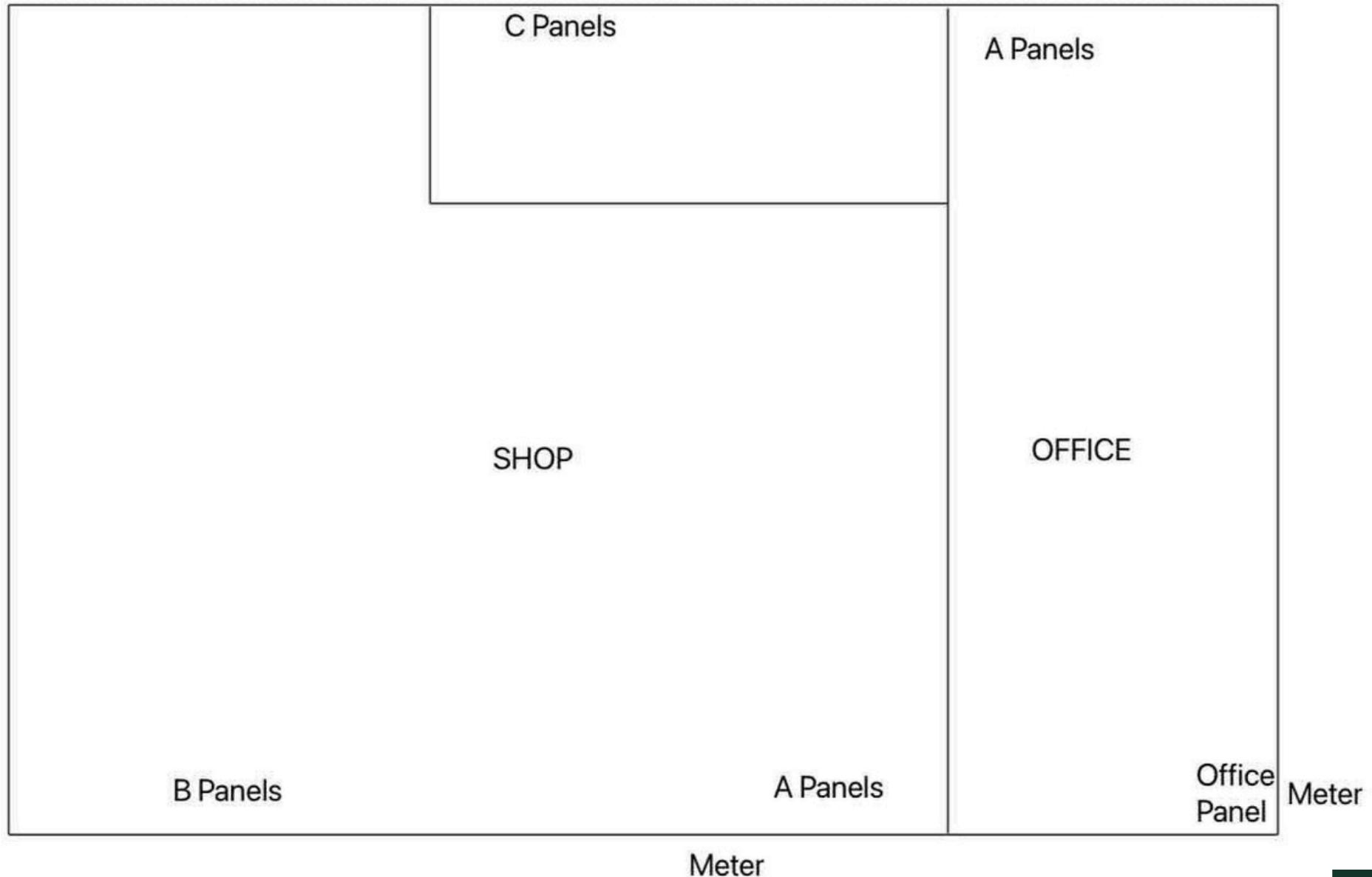


ELECTRICAL INFRASTRUCTURE



ELECTRICAL LOCATIONS

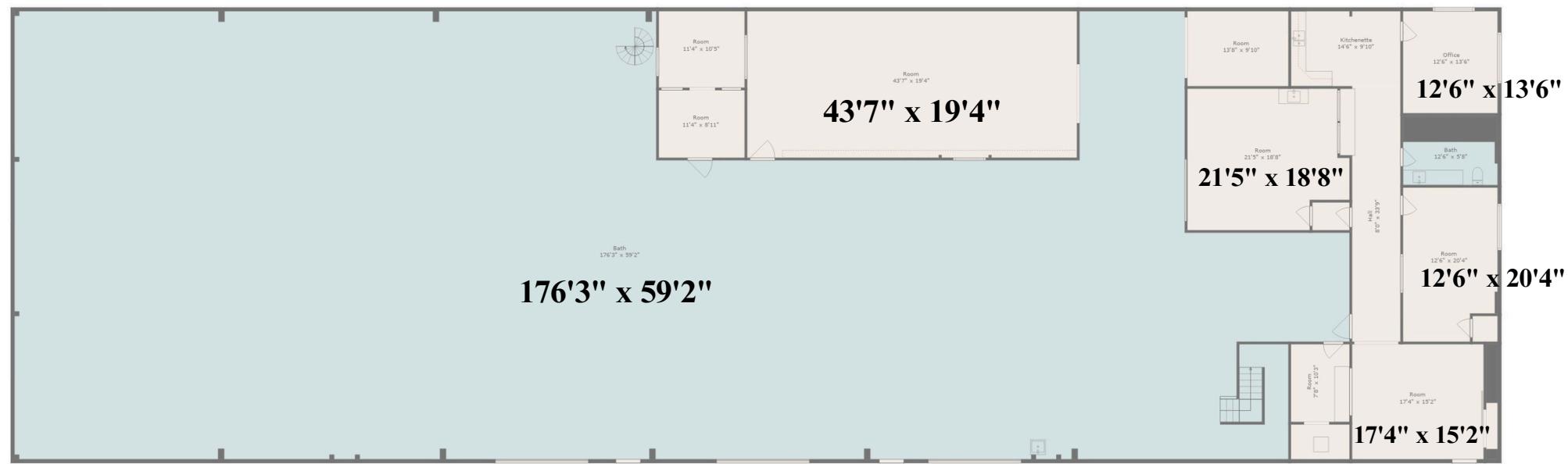
Comprehensive electrical one-line diagram and distribution map showing complete system architecture, panel schedules, and circuit routing. This exhibit provides detailed reference for electrical contractors and equipment planning.



MAIN BUILDING



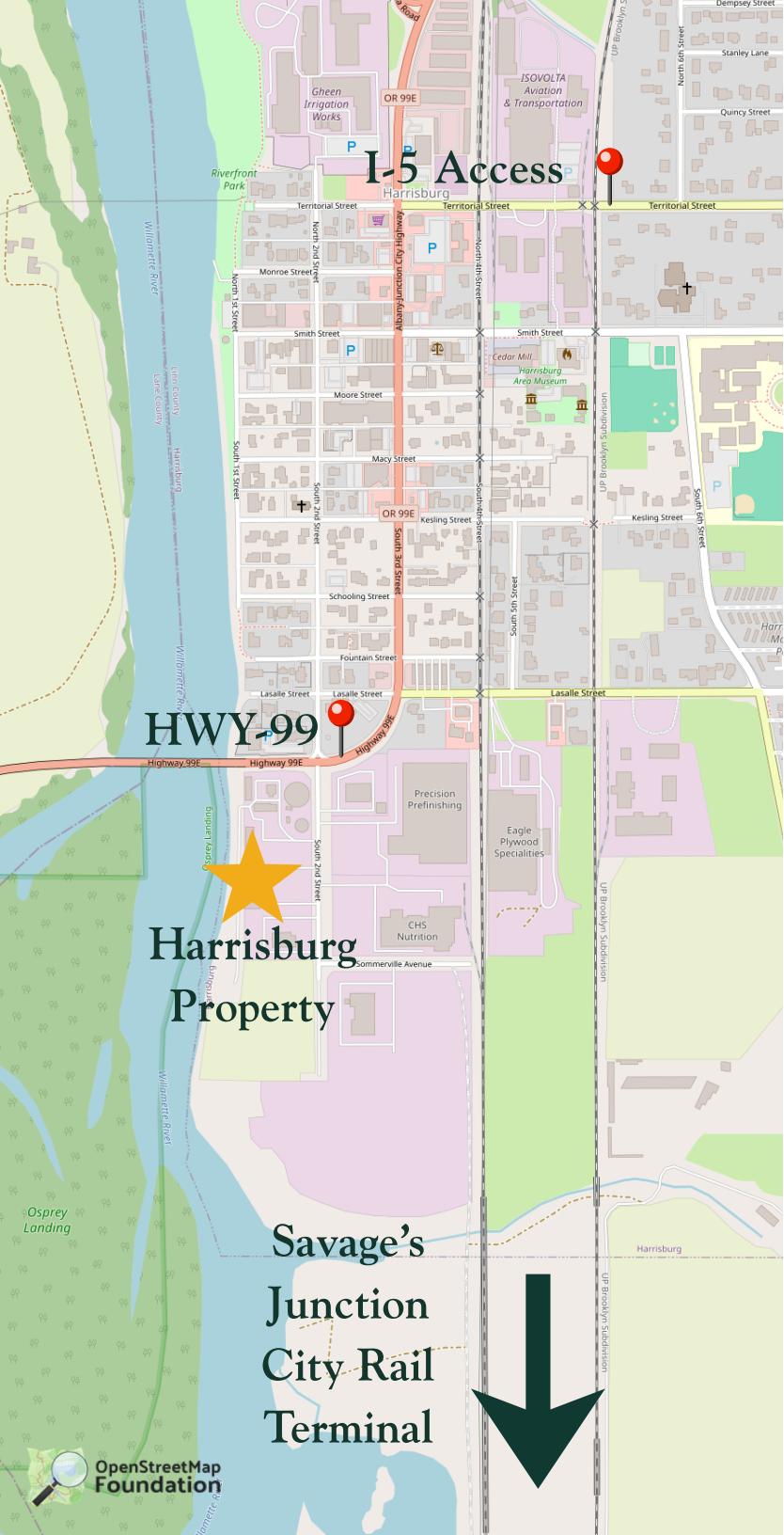
1st Floor



Measurements are approximate and for illustrative purposes only.

Information deemed reliable but not guaranteed. Buyer/tenant to verify. Subject to change.

8



ZONING & REGIONAL ACCESS

Strategic Connectivity



Redundant N-S Route: I-5

Primary interstate access via OR-99E and OR-34 corridors



N-S Route: OR-99

Alternative arterial route for regional distribution



Logistics Resilience

Multiple transportation options ensure operational continuity



Railroad Access

Savage's Junction City rail terminal is the nearest transload. ~5 mi.

M-2 Zoning

General Industrial designation permits a wide range of manufacturing, assembly, warehousing, and distribution operations.

Manufacturing

Production facilities

Assembly

Component integration

Warehousing

Storage and distribution

See Appendix for the official City of Harrisburg M-2 Heavy Industrial Zone. Buyers/tenants must verify specific use with the City.



SITE OVERVIEW

Functional Outdoor Space with Strategic Access



Paved & Rocked Yard

Durable surfaces for heavy equipment and material staging



Perimeter Fence

Secured yard with electric gate system for controlled access



Grade-Level Access

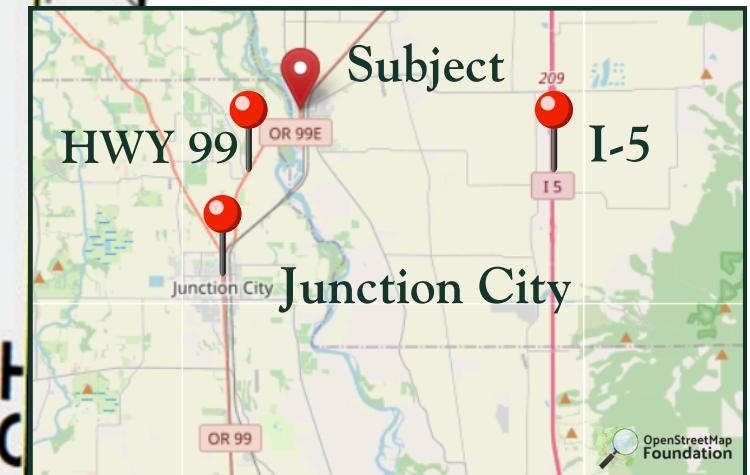
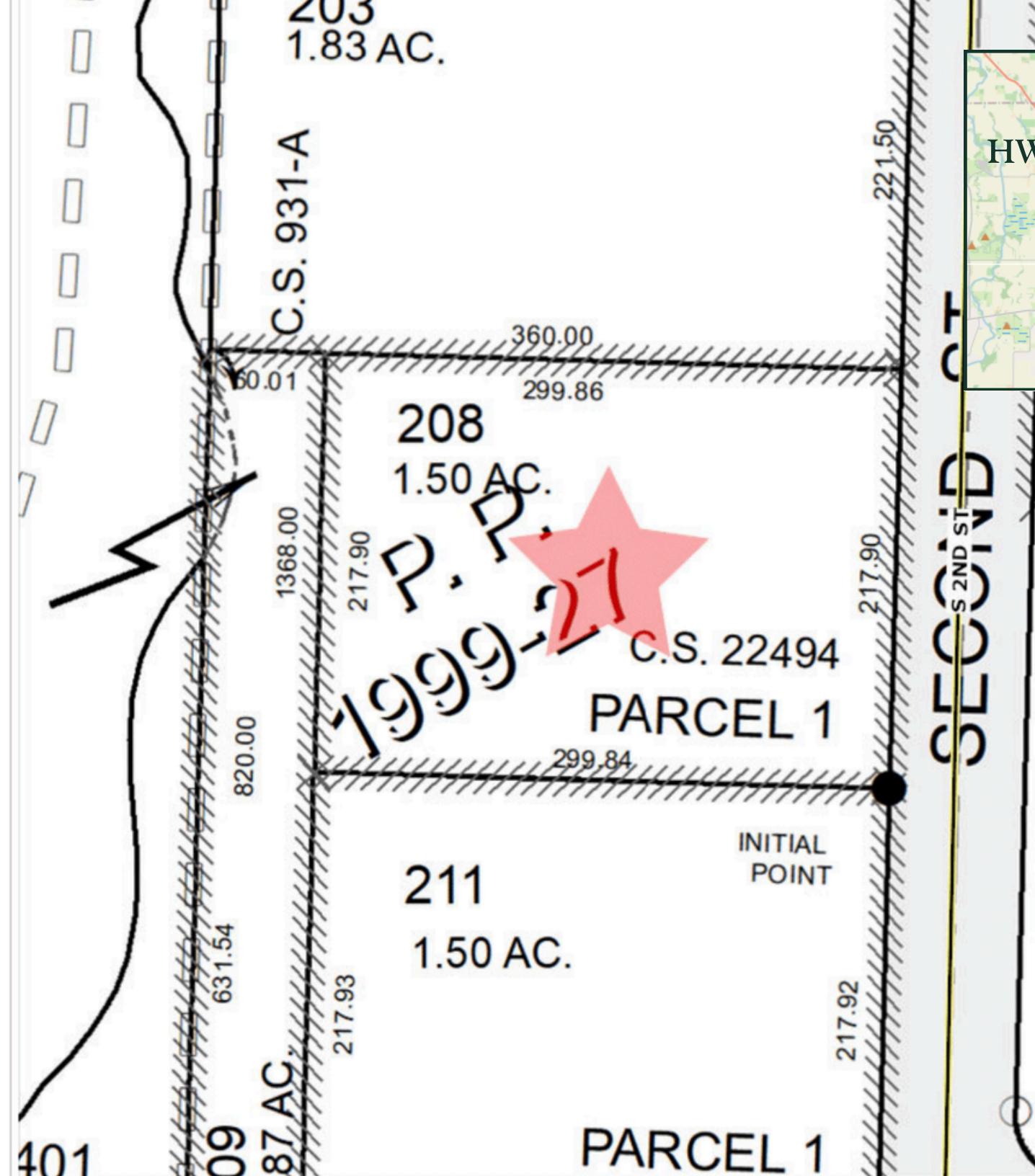
Five doors facilitate efficient receiving and shipping operations



Owner-User Ready

Turnkey facility suitable for immediate occupation or tenant improvements

The 1.50-acre site provides ample room for vehicle circulation, outdoor storage, and future expansion. Strategic positioning within Harrisburg's industrial district ensures convenient access to regional transportation networks while maintaining a professional appearance for customer-facing operations.

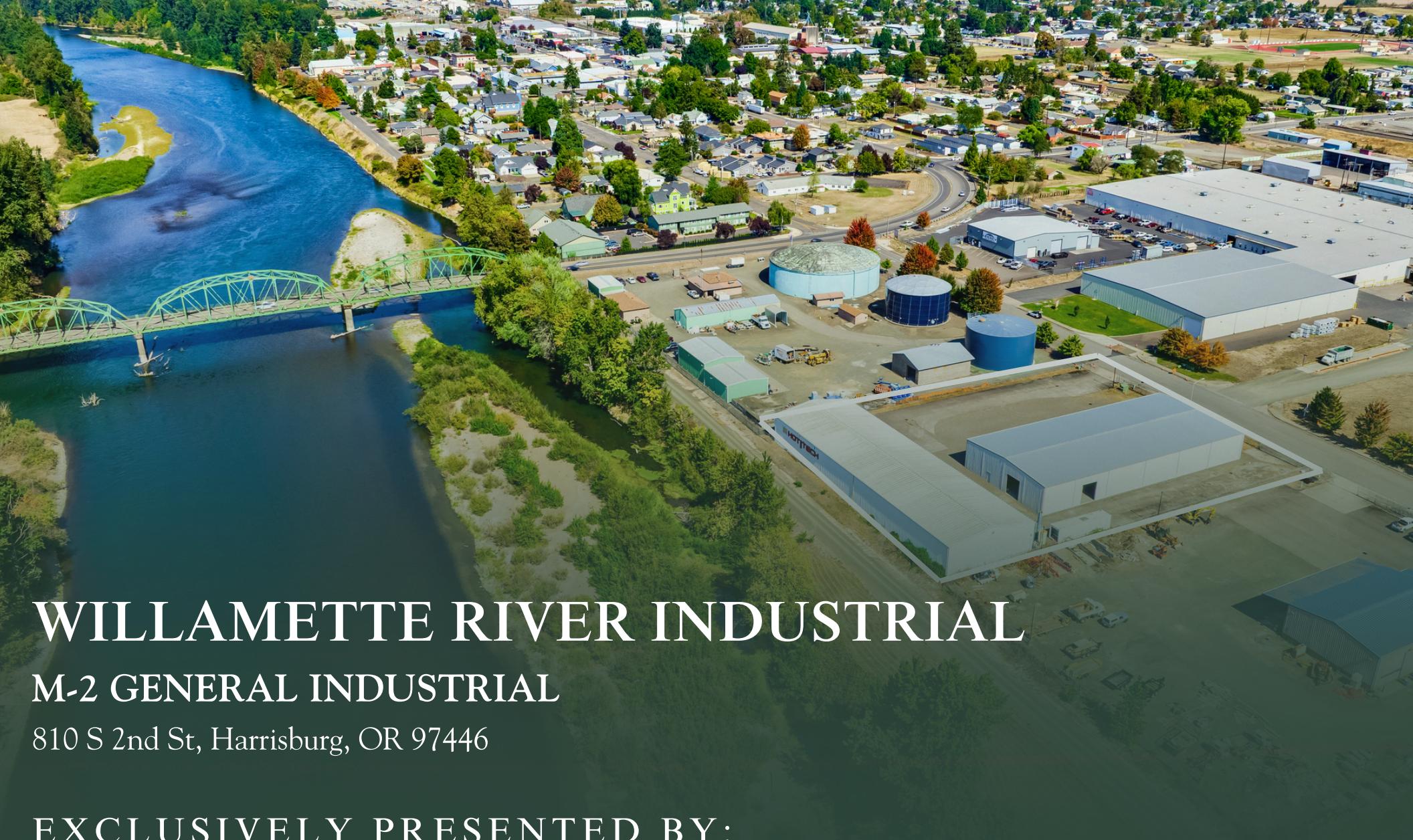


Benton County Map & Tax Lot

15S04W16D00208

Parcel ID: 0862318

**Official assessor map showing parcel boundaries, adjacent properties, and legal description reference. Buyer to verify boundaries through survey and title review.*



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**Disclosure: Broker is an owner in the property.*

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Initial Agency Disclosure

Consumers. This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker. This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships. An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

- Seller's Agent -- Represents the seller only.
- Buyer's Agent -- Represents the buyer only.
- Disclosed Limited Agent -- Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information". Generally, licensees must maintain confidential information about their clients. "Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

- 1) The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and
- 2) The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller's Agent. Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

- 1) To deal honestly and in good faith;
- 2) To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
- 3) To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

- 1) To exercise reasonable care and diligence;
- 2) To account in a timely manner for money and property received from or on behalf of the seller;
- 3) To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
- 4) To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale. None of these affirmative duties of an agent may be waived, except (7).

The affirmative duty listed in (7) can only be waived by written agreement between seller and agent. Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller. Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law. Duties and Responsibilities of a Buyer's Agent An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

Initial Agency Disclosure

(Page 2)

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

- 1) To deal honestly and in good faith; Revised 9/9/2013
- 2) To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
- 3) To disclose material facts known by the agent and not apparent or readily ascertainable to a party.
- 4) To advise the buyer of the agent's expertise;
- 5) A buyer's agent owes the buyer the following affirmative duties:
 - 6) To exercise reasonable care and diligence;
 - 7) To account in a timely manner for money and property received from or on behalf of the buyer;
 - 8) To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
 - 9) To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
 - 10) To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
- 10) To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
- 11) Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent. Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer. Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law. Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s). Disclosed Limited Agents have the following duties to their clients:

- 1) To the seller, the duties listed above for a seller's agent;
- 2) To the buyer, the duties listed above for a buyer's agent; and
- 3) To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
 - A) That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - B) That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - C) Confidential information as defined above. Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing.

The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

- 1) To disclose a conflict of interest in writing to all parties;
- 2) To take no action that is adverse or detrimental to either party's interest in the transaction; and
- 3) To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation. You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent.

Revised 9/9/2013

Section 3.290. Building Materials for Commercial Construction. In an H-1 Zone, the type of materials used should be selected from those materials exhibited on the buildings representing the targeted era listed in Section 3.288 above. These include: wood, brick, cast iron, and wrought iron.

New Residential Construction and Exterior Remodeling in the H-1 Zone.

Section 3.292. Design Guidelines. In the H-1 Zone, the design guidelines shall be as follows:

1. Section 3.274 through 3.290 apply to new residential construction and exterior remodeling within the H-1 Zone.
2. These guidelines have been developed to insure that new construction and exterior remodeling are consistent and complimentary in design to existing buildings in the H-1 Zone that are on the local inventory of historic properties.

Section 3.294. Building Materials. In the H-1 Zone, the type of materials for new residential construction and exterior remodeling should be selected from those historic materials already present in the area. These include wood, brick, concrete, stucco, and cast iron. Wood is also an acceptable material to use for details and ornament.

Parking Standards for the Historic District.

Section 3.296. Parking Standards for the Historic District. Parking standards generally applicable within the City of Harrisburg may not be appropriate for the Historic District. The intent of the Historic District is to have an appearance reminiscent of a time before there were automobiles and parking lots. Parking standards within the Historic District shall therefore be as follows:

1. Parking shall be accessed from a public alley unless the City Planner determines this cannot reasonably be accomplished.
2. Parking shall not front onto a public street other than an alley except for public parking lots or when it is determined to be necessary by the City Planner.
3. For residential uses, each dwelling unit shall have a parking space that is within 500 feet of the dwelling that is intended for use by that dwelling.
4. For commercial uses:
 - a. The required number of parking spaces shall be one-half (rounded up to the next whole number) the number of parking spaces that would be required by Section 4.010.
 - b. The required parking spaces shall be within 1,000 feet of the commercial use; or,
 - c. As an alternative to providing off-street parking, and with the approval of the City Planner, an amount established by City Council resolution can be paid to the City for a parking lot fund for the purpose of building and maintaining a public parking lot in or within 1,000 feet of the Historic District.

Limited Industrial Zone M-1.

Section 3.310. Uses Permitted Outright. In an M-1 zone the following uses and their accessory uses are permitted, subject to the site plan review standards and procedures of Sections 5.500 to 5.580:

1. Accessory uses.
2. Caretaker dwelling.
3. Feed and seed warehouses.
4. Freight and trucking..
5. General warehouses.
6. Light manufacturing facility. (e.g., electronic equipment, printing, bindery, furniture, trailer fabrication, bakery and food production).
7. Railroad tracks and facilities necessary to serve other permitted uses. Recreational vehicle and boat storage.
8. Research laboratories.
9. Retail sales of products made or assembled on the premises so long as the manufacturing facility is the primary use of the property.
10. Retail sales or service of heavy equipment, farm and garden equipment, lumber and building materials, trailers, recreational vehicles or boats.
11. Storage buildings.
12. Tow truck facility, including storage yard for towed vehicles.
13. Truck sales and service.
14. Warehousing and distribution.
15. Wholesale sales room distributor or outlet.
16. Other uses similar to the above and not specifically listed, subject to the approval of the City Planner.

Section 3.320. Conditional Uses Permitted. In an M-1 zone the following uses and their accessory uses are permitted when authorized in accordance with Article VII of this ordinance:

1. Kennel.
2. Light industrial park designed for multiple industrial users.
3. Private school or educational facilities.
4. Public utility facility.
5. Radio and television transmitter or tower.
6. Recreational facility, public or private.
7. Recycling facility.
8. Recreational vehicle park (see Section 5.300 for standards).
9. Wireless communication equipment or tower.

Section 3.330. Setback Requirements. In an M-1 zone the yards shall be as follows:

1. The yard along a street, other than an alley, shall be a minimum of twenty feet, unless otherwise specified by the planning commission.
2. The size of other yards shall be a minimum of ten feet, except where the lot abuts a residential zone the yard shall be a minimum of twenty feet.

Section 3.360. Lot Coverage. In an M-1 zone, buildings shall not occupy more than eighty percent of the lot area.

Section 3.380. Signs. Refer to Section 5.400 to 5.400 for standards.

Heavy Industrial Zone M-2.

Section 3.410. Uses Permitted. In an M-2 zone, the following uses and their accessory uses are permitted, subject to the site plan review standards and procedures of Sections 5.500 to 5.580:

1. A use permitted outright in an M-1 zone.
2. Any other use, except a use listed in Section 3.420 or which has been declared a nuisance by statute, by action of the county, or by a court of competent jurisdiction.

Section 3.420. Conditional Uses Permitted. In an M-2 zone, the following uses and their accessory uses are permitted when authorized in accordance with Article VII of this ordinance:

1. Cement, lime or similar products manufacture.
2. Chemical manufacture.
3. Explosives use, storage or processing.
4. Horse riding or training facility.
5. Livestock auction or sales yard.
6. Recreational facility, public or private
7. Manufacture or assembly using raw materials, such as a lumber or plywood mill.
8. Processing of raw materials that because of such things as noise, odor or dust may impact neighboring properties.
9. Quarry, gravel pit, surface or subsurface mining; including the crushing, screening, or washing of extracted materials.
10. Rendering plant, tannery, or slaughter house.
11. RV Park (See Section 5.300 for standards).
12. Solid waste transfer station.
13. Wrecking yards and junkyards.

Section 3.430. Setback Requirements. In an M-2 Zone, setback requirement shall comply with Section 3.330.

Section 3.460. Lot Coverage. In an M-2 Zone, lot coverage requirements shall comply with Section 3.360.

Section 3.470. Signs. Refer to Section 5.400 to 5.430 for standards.
Open Land Use (OLU) Zone.

Section 3.510. Uses Permitted Outright. In an OLU zone, no development shall be permitted outright.

Section 3.520. Conditional Uses Permitted. In an OLU zone the following uses and their accessory uses are permitted when authorized in accordance with Article VII of this ordinance:

1. Outdoor recreational use such as fishing access area, park, picnic area, campground or similar facility.
2. Public utility facility.
3. Governmental land use.