



FOR SALE

# LEASED INDUSTRIAL INVESTMENT ON I-5

160-270 PARK DRIVE, CRESWELL, OR 97426

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**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES

## PROPERTY DESCRIPTION

Leased industrial park with strong income located on I-5. 8.5% cap rate on in-place income with room for income growth. Rent roll and financial breakdown available upon request.

## PROPERTY HIGHLIGHTS

- I-5 location
- Convenient truck access – Approx. 2 minutes from I-5 exit to site
- Strong tenant mix
- 8.5% cap rate on in-place NOI
- Room for income growth
- Professionally managed (included in NOI calculation)
- No Further Action letter (NFA) from DEQ ✓



\*Three structures shown included in sale

## OFFERING SUMMARY

<b>Sale Price:</b>	\$6,925,000
<b>Building Size:</b>	49,000 SF
<b>NOI:</b>	\$588,407.96
<b>Cap Rate:</b>	<b>8.5%</b>

POINT OF INTEREST	DISTANCE
<b>Highway 99</b>	0.1 mi / 1 min
<b>Interstate 5</b>	0.4 mi / 2 min
<b>Eugene</b>	12.9 mi / 18 min
<b>Salem</b>	75.4 mi / 1 hr 16 min



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