

# Industrial Lots in Wide Range of Sizes

545 W MAIN STREET, MOLALLA, OR 97038



FOR SALE



Clayton Madey  
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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.



## PROPERTY DESCRIPTION

Industrial lots available in a wide range of sizes, down to 1.3 acres. The sites will be served with Molalla municipal utilities. Seller will construct the internal roadway.

Seller is able to construct a building on the site(s) for a fee after the land has been purchased. Building pricing to be provided based on Buyer's site plan.

Land is also available immediately for short-term yard leasing.

## PROPERTY HIGHLIGHTS

- Owner-user opportunities
- Central location
- Lots can be purchased alone or in combination with other lots

## OFFERING SUMMARY

Sale Price:	Pricing Table on Page 3
Number of Lots:	12
Lot Size:	19.9 Acres

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	1,625	3,250	4,250
Total Population	4,323	8,768	11,396
Average HH Income	\$77,853	\$77,559	\$77,016



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LOT NUMBER	LOT SIZE	SALE PRICE
Lot 1:	63,244 SF	\$1,161,505.97
Lot 2:	67,143 SF	\$1,233,112.95
Lot 3:	66,318 SF	\$1,217,961.43
Lot 4:	65,913 SF	\$945,721.42
Lot 5:	66,868 SF	\$959,423.78
Lot 6:	84,367 SF	\$1,210,499.89
Lot 7:	104,310 SF	\$3,500,000.00
Lot 8:	56,462 SF	\$810,118.23
Lot 9:	61,157 SF	\$877,482.21
Lot 10:	68,089 SF	\$976,942.72
Lot 11:	86,510 SF	\$1,241,247.70
Lot 12:	76,573 SF	\$1,406,299.36



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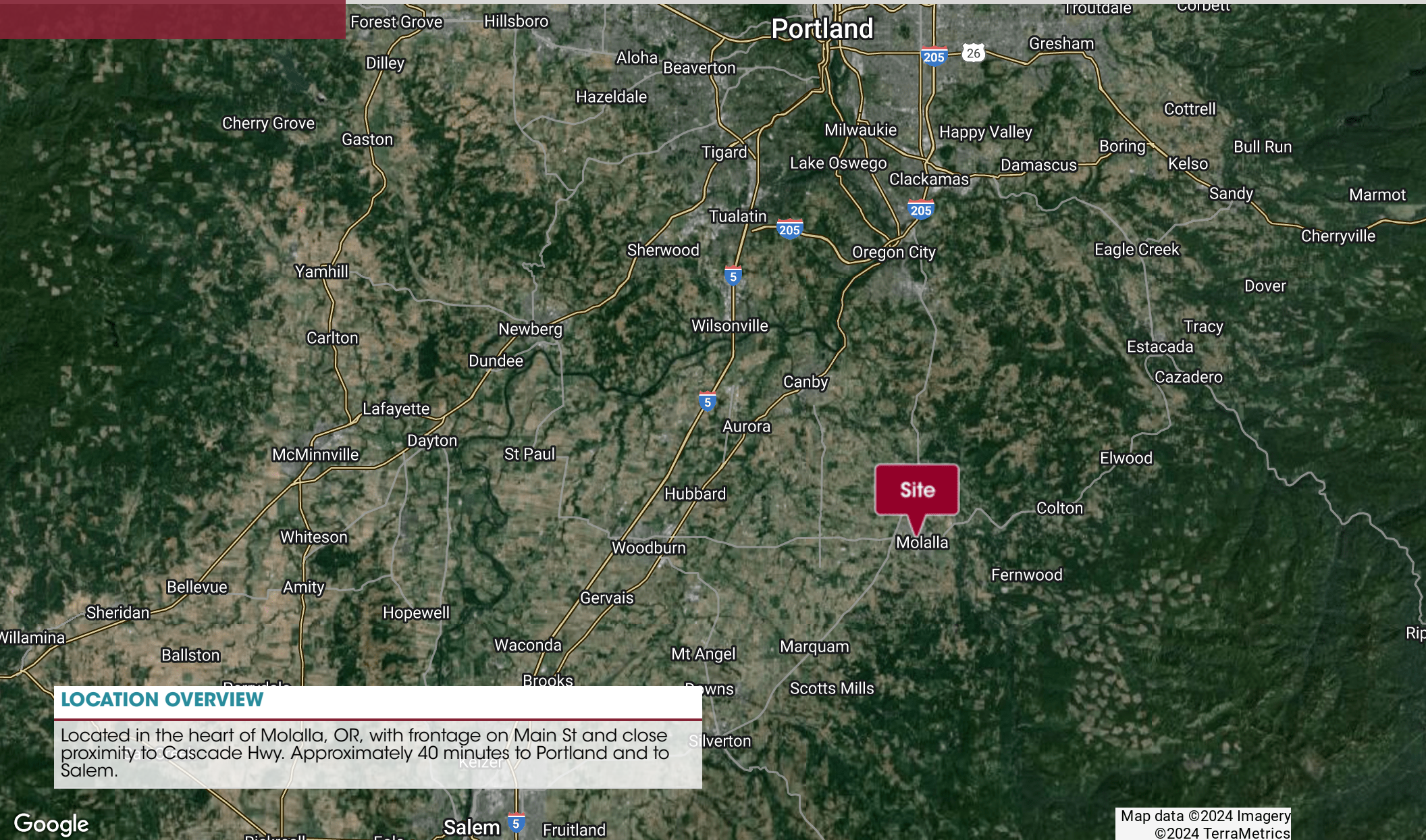
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## LOCATION OVERVIEW

Located in the heart of Molalla, OR, with frontage on Main St and close proximity to Cascade Hwy. Approximately 40 minutes to Portland and to Salem.

Map data ©2024 Imagery  
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