



For Sale

22 Acres Westside Industrial Land

13662 NW Commerce Street | Banks, Oregon

Development/User Opportunity

Colliers

The Property

Highlights:

- 21.97 acres of Light Industrial Zoned developable land
- Dual access rail (BNSF & UP), served by P&W Railroad
- Active rail spur at the end of the line
- Easy access to Hwy 26, Hwy 47 and Hwy 6
- Nearby development just begun on 955 new residences (Aerts Addition)
- Less than 20 minutes to high-tech Hillsboro and less than 35 minutes to Downtown Portland

Recent Activity:

- Lumber mill equipment & most buildings removed
- Phase I & II available
- ALTA survey completed

Existing buildings remaining:

- 2 • ~ 7,200 SF metal skin building
- 4 • ~ 2,600 SF former rail station & office space
- 1 • 230 SF bathroom facility building
- 1 • 548 SF break/lunch building
- 1 • 446 SF storage building
- 4 • 30 parking spaces at Parcel 4

	Parcel	Acreage	Land SF
1	2N331BB-00101	17.91 Acres	780,160
2	2N33100-00602	1.73 Acres	75,359
3	2N331BC-00100	1.22 Acres	53,143
4	2N331BB-07600	1.11 Acres	48,352
	Total	21.97 Acres	957,014





City of Banks

Nestled at the gateway to Oregon's scenic Coast Range, Banks is a thriving small town known for its strong sense of community, exceptional quality of life, and convenient location off of Hwy 26.

Just 30 minutes from downtown Portland and 17 minutes from Hillsboro's high-tech corridor, Banks offers the perfect balance between rural charm and metropolitan access. Its welcoming atmosphere, excellent schools, and close-knit neighborhoods make it an ideal location for families, entrepreneurs, and businesses alike.

Banks is also a hub for outdoor recreation and tourism, located at the start of the popular Banks-Vernonia State Trail and surrounded by beautiful farmland and forests. With ongoing residential and commercial growth, this dynamic community continues to attract visitors and new residents who appreciate its friendly vibe, natural beauty, and strategic location. Whether you're looking to invest, build, or grow, Banks presents a unique opportunity in one of Oregon's most promising small towns.

Former Hampton Lumber Mill

Parcels 1-3 are a recently decommissioned Lumber Mill, owned and operated by Hampton Lumber. Hampton purchased the property in 2013 from Banks Lumber Company.

Parcel 4 is a property previously owned by the Port of Tillamook Bay (POTB), and provides the opportunity for a 2nd ingress/egress from the property. Parcel 4 has a 7,200 SF building, consisting of half office and half open rail station or conference area (previously approved for a touring rail line to Tillamook, Oregon), with 30 striped parking spaces.

The Eastern rail line is owned by the Oregon Department of Transportation, and the Western rail line is owned and operated by Portland & Western (P&W), with the ability to provide rail service to an incoming user.

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Zoning

(I) Light Industrial

The City of Banks recently updated their Industrial Zoning Code (I), allowing a wide variety of light industrial uses. For more information on the Banks Industrial Zoning Code, visit [here](#)

Residential Estate (RE)

Low Density Residential (LDR)

Medium Density Res - Low (MDR-L)

Medium Density Res - High (MDR-H)

High Density Residential (HDR)

Mixed Use (MU)

Community Facilities (DF)

General Commercial (C)

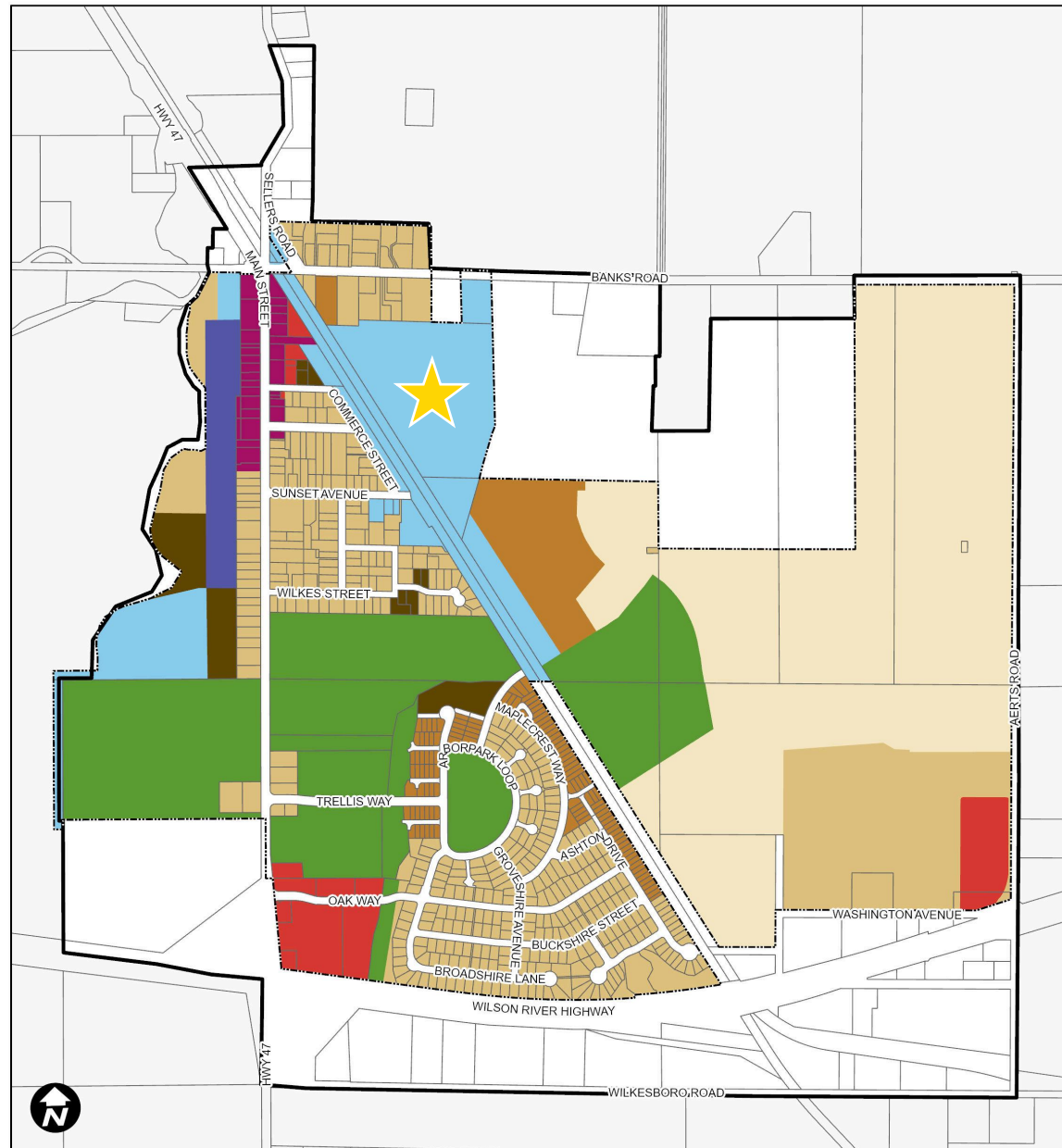
Downtown Commercial (DC)

Light Industrial (I)

★ Subject Property

City of Banks Zoning Map

0 500 1,000 2,000 Feet



Banks is Growing

Aerts Addition

The Aerts Addition is a proposed master-planned community in Banks, Oregon, led by Holt Homes. The development is set to transform approximately 204 acres of the former Quail Valley Golf Course and adjacent land into a residential neighborhood featuring up to 955 homes. In addition to housing, the plan includes a 20-acre public park, walking trails, commercial and industrial zones, and expanded road infrastructure. After a series of public hearings and planning sessions, the project received city approval in September 2024.

To support the expected increase in traffic, the Oregon Department of Transportation is working with local agencies to build a roundabout at the intersection of Highway 6 and NW Aerts Road. This \$6 million infrastructure upgrade is intended to improve safety and traffic flow in the area. Construction just began for Phase I in June, 2025 at the corner of NW Aerts Rd and NW Washington Avenue. All 8 Phases are anticipated to be completed by 2035.

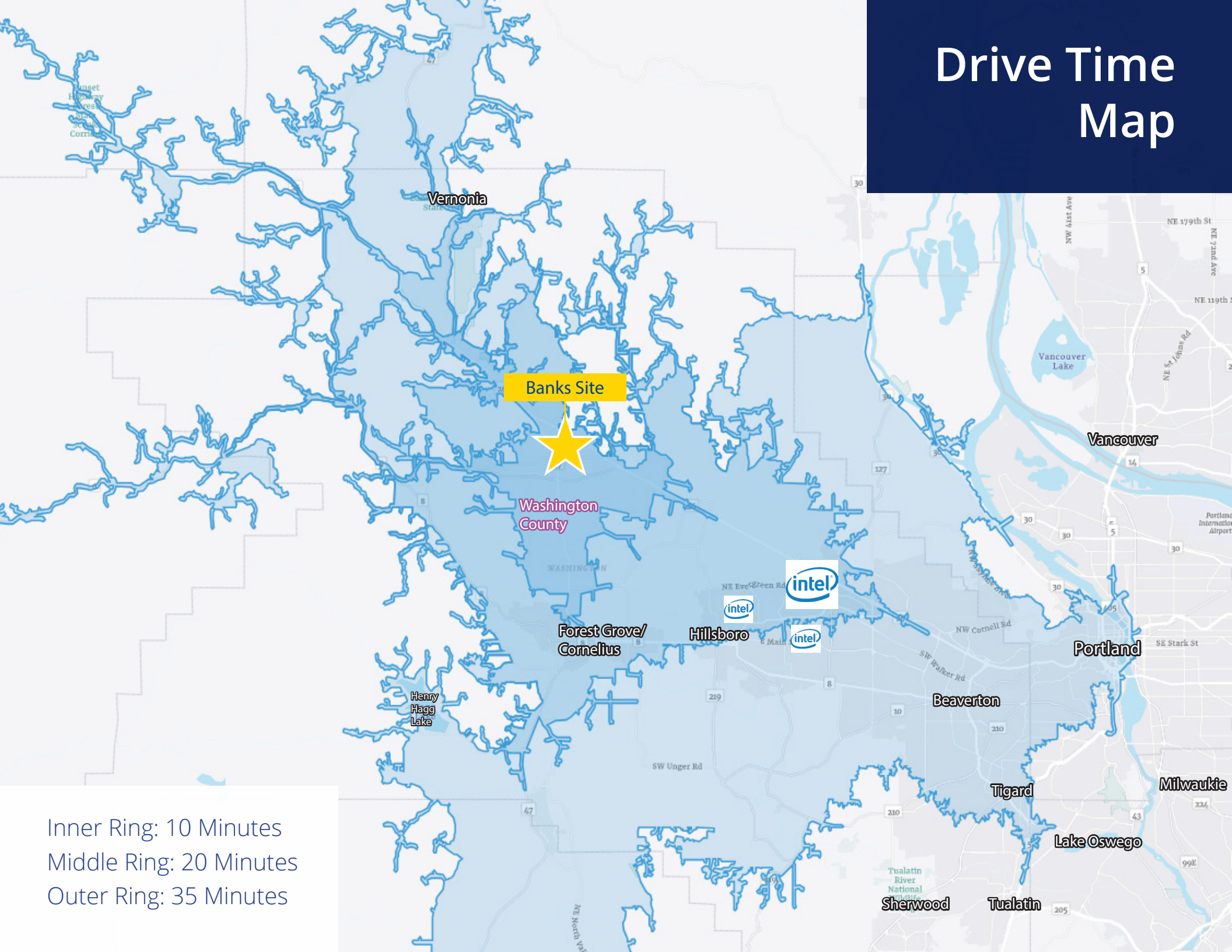
● Subject Parcels

AERTS ADDITION

MASTER PLANNED DEVELOPMENT



Drive Time Map



Inner Ring: 10 Minutes
Middle Ring: 20 Minutes
Outer Ring: 35 Minutes

Contact:

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