



OFFERING MEMORANDUM

940 Greenwood

940 Greenwood Street
Junction City, OR 97448

\$920K
PRICE

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Eugene, OR 97405
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PRICE
\$920,000

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Executive Summary

940 Greenwood Street
Junction City, OR 97448

Exceptional owner-user or investment opportunity featuring a versatile 7,821 SF industrial warehouse situated on a generously sized site with two fenced areas on three additional lots offering valuable yard storage, truck parking, equipment staging, or future development potential. The existing building is currently configured into three separate suites, providing flexibility for multiple tenants, phased occupancy, or operational divisions. For users seeking a larger footprint, the building can be readily consolidated into a single facility to accommodate a variety of manufacturing, distribution, warehouse, contractor, or service-related uses. This property presents a rare combination of functional industrial improvements and excess land, allowing businesses room to expand while maintaining secure outdoor storage capabilities. The fenced lots provide immediate utility and long-term upside for future building expansion, additional income generation, or redevelopment opportunities. Ideal for an owner-user looking to establish or grow operations, the seller is also willing to lease back approximately one-third of the building, creating an opportunity for immediate rental income while occupying the remaining space. This flexible occupancy structure can help offset ownership costs and provide a smooth transition for a new buyer. Properties offering a blend of warehouse space, secure yard area, and future development potential are increasingly difficult to find. Whether for owner occupancy, investment, or a combination of both, this asset delivers flexibility, functionality, and long-term value.



\$920,000

ASKING PRICE



\$117.63

PRICE/SF



7,821

BUILDING SF



1973, 1975

YEAR BUILT

PROPERTY DATA

Building SqFt	7,821
Year Built	1973, 1975
Lot Size (Acres)	0.57
Parcel ID	0011369, 0011344, 0011351, 0011377
Zoning	M1
County	Lane
Property Type	Industrial
Dock High Doors	1
Fenced Yard	2

Investment Highlights

Zoned M1, the property permits a wide array of industrial uses including manufacturing, warehousing, distribution, assembly, and outdoor storage.

The building was constructed in 1973, and added onto in 1975. It features generous office to warehouse ratio, dock high door, multiple grade level bays with 14' doors, and large fenced yards.

Grade-level dock door and drive-in access points provide the loading flexibility required by modern distribution, manufacturing, and logistics tenants.

KEY METRICS

 Asking Price	\$920,000
 Price/SF	\$117.63
 Building SF	7,821
 Year Built	1973, 1975

Location Highlights

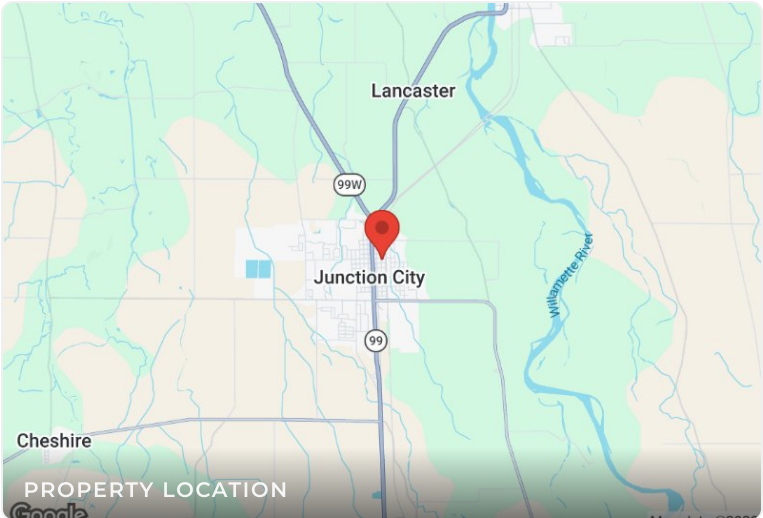
940 Greenwood is strategically positioned within one of the premier freight corridors serving the Junction City metropolitan distribution market.

The 7,821 square-foot facility occupies a central logistics location, enabling efficient last-mile and regional distribution reach throughout Oregon.

The property's location provides immediate access to the region's primary intermodal facilities, enabling seamless truck-to-rail freight transfers.

The facility is positioned to serve a broad regional distribution radius, supporting one-day truck reach across the surrounding trade area.

940 Greenwood benefits from convenient access to regional cargo and logistics infrastructure, supporting tenants with import/export and distribution operations.



LOCATION	
Address	940 Greenwood Street
City	Junction City
State	Oregon
Zip Code	97448
Country	Lane
APN / Parcel #	0011369, 0011344, 0011351, 0011377
Coordinates	44.222300,-123.202420

TRANSIT

N/S of 8th E of Holly	0.1 mi
N/S of W. 10th W of Ivy (JC)	0.1 mi
Junction City	0.1 mi

AIRPORTS

Waynes Air Service Airport	10.2 mi
Eugene Airport	7.0 mi
Mazama Timber Pad	23.2 mi

940 GREENWOOD

SAFeway

E 18th Ave

W 17th Ave

W 14th Ave

W 13th Ave

W 12th Ave

Dane Ln

Rose St

Quince Dr

Oak St

Maple St

Nyssa St

Laurel St

Kalmia St

Holly St

W 10th

W 9th Ave

W 8th Ave

W 5th Ave

W 4th Ave

Deal St

Elm St

E 9th Ave

Birch St

E 6th Ave

E 5th Ave

E 4th Ave

E 3rd Ave

E 3rd Ave

Junction City

Columbia Bank

BestMed

BI-MART



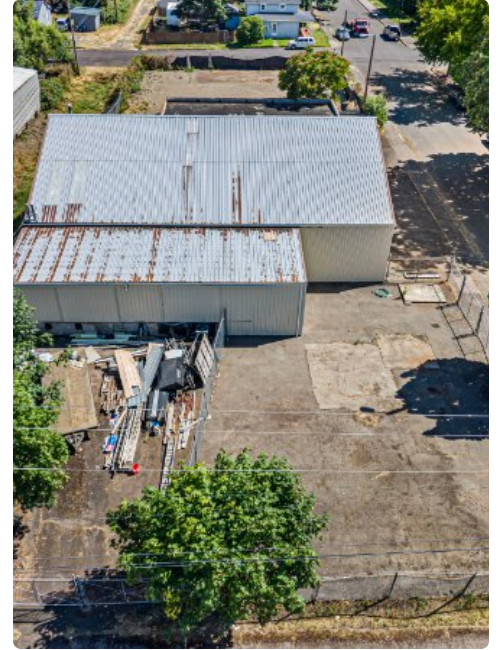
Citizens



940 Greenwood

44.2228°N, 123.2045°W

Photo Gallery



Market Overview

Market Overview: Junction City, OR

Junction City is a growing community in Lane County, Oregon, with a 2020 U.S. Census population of 6,747, and an estimated population of over 7,400 today. Ideally situated in the southern Willamette Valley near the Willamette River, the city is surrounded by one of the Pacific Northwest's most productive agricultural regions.

The area is well known for its rich Scandinavian heritage. Each year, the renowned Scandinavian Festival attracts more than 100,000 visitors, celebrating the community's cultural traditions through food, music, arts, and entertainment. While Junction City is recognized as a major center for recreational vehicle sales, its economy has evolved to include agriculture, food production, and a growing wine industry.

Agriculture remains the backbone of the local economy, with major products including hazelnuts, grass seed, hay, nursery stock, Christmas trees, dairy products, and livestock. The region is also home to the Lower Long Tom American Viticultural Area (AVA), established in 2021, which has further enhanced Junction City's reputation as an emerging wine destination.

Several respected agricultural businesses call Junction City home, including Lochmead Farms, a family-owned dairy that has earned national recognition for the quality of its ice cream and dairy products.



KEY FACTS

Population	7,472
Area	3.2 sq mi
Elevation	325 ft
Time Zone	Pacific Time Zone
County	Lane County
Incorporated	1872
State	Oregon

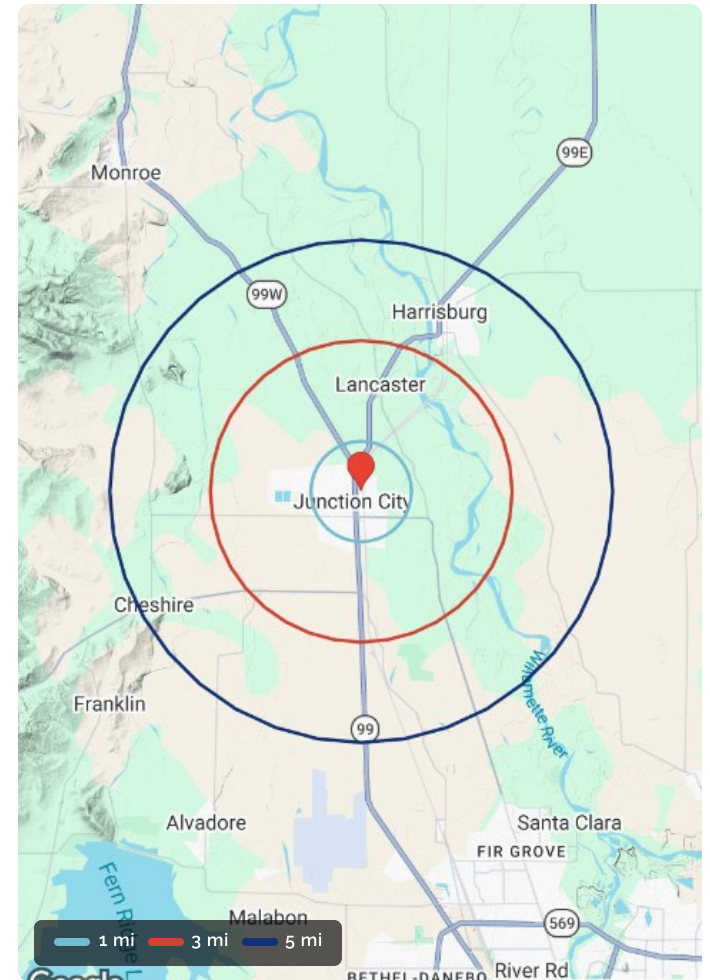
DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	7,277	Population	9,771	Population	15,422
Median HH Income	\$81,706	Median HH Income	\$83,891	Median HH Income	\$80,387
Households	2,791	Households	3,733	Households	5,834

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,764	7,411	12,057
2010 Population	5,874	7,542	12,936
2026 Population	7,277	9,771	15,422
2031 Population	7,445	10,110	15,814
2026-2031 Growth Rate	0.46 %	0.68 %	0.50 %
2026 Daytime Population	6,414	8,217	12,756
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,215	2,846	4,514
2010 Total Households	2,383	3,035	4,985
2026 Total Households	2,791	3,733	5,834
2031 Total Households	2,837	3,850	5,990
2026 Avg. Household Size	2.58	2.59	2.62
2026 Owner Occupied Housing	1,754	2,493	4,090
2031 Owner Occupied Housing	1,808	2,615	4,253
2026 Renter Occupied Housing	1,037	1,240	1,744
2031 Renter Occupied Housing	1,029	1,235	1,737
2026 Vacant Housing	138	179	284
2026 Total Housing	2,929	3,912	6,118
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	191	344	487
\$15,000-\$24,999	166	183	405
\$25,000-\$34,999	140	160	321
\$35,000-\$49,999	329	410	689
\$50,000-\$74,999	409	511	770
\$75,000-\$99,999	474	602	899
\$100,000-\$149,999	677	875	1,305
\$150,000-\$199,999	274	427	575
\$200,000 or greater	131	222	383
Median HH Income	\$81,706	\$83,891	\$80,387
Average HH Income	\$93,864	\$99,874	\$100,958



\$81,706
MEDIAN HH INCOME (1-MI)

\$93,864
AVG HH INCOME (1-MI)

62.8%
OWNER OCCUPIED (1-MI)

37.2%
RENTER OCCUPIED (1-MI)

4.7%
VACANCY RATE (1-MI)

0.46 %
2026-2031 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE Icon Real Estate Group ADVISOR FOR MORE DETAILS.