

FOR LEASE or FOR SALE

INDUSTRIAL MANUFACTURING & WAREHOUSE

500 E. Illinois Street, Newberg, Oregon

Building 103,723SF & lot size 5.59 acres

MANUFACTURING WAREHOUSE OFFICE RAILROAD SPUR 3-PHASE PWR
OVERHEAD-CRANES GENEROUS PARKING CLOSE TO GEORGE FOX & HWY 99W



Property Details

Property Type	Industrial Manufacturing and warehouse
Total Lot Size	5.59 Acres (lot includes 149 parking spaces and large paved warehouse yard)
Building Size	103,723 SF (100% occupancy PPM Technologies thru Jan 2027 - an early release may be negotiated)
Year Built	1950-1970 and renovated in 2020
Zoning	M-2 (Manufacturing - Light industrial - City of Newberg)
Docks Total	Two dock-high doors and nine grade level doors; elevated railway loading dock w/ 2 doors
Clear Height	8' to 26' vertical clearance throughout building.
Utilities	PGE electrical power (up to 525KVA) 3-Phase. NW Natural Gas. Public sewer and water. Fiber optic service LED lighting.
Cranes	5 bridge cranes. 5 jib cranes. Weight capacities from 3 to 5 tons among 10 cranes.

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Location:

500 E Illinois Street, Newberg, Oregon is located in a suburban area in Yamhill County in the city of Newberg approximately 20 miles southwest of downtown Portland, Oregon. The area consists of single-family homes, multi-family apartment complexes, and community-oriented uses with significant commercial/retail uses along Highway 99W. Many of the residents in this region are employed in the Portland metropolitan area. The property is well situated along Highway 219 and south of Highway 99W, which provides the main commercial and transportation arterial in the city. Highway 99W provides access to the city of Sherwood and Portland to the east and the city of McMinnville and Salem to the southwest. This property has frontage along E Illinois Street and N Washington Street. E Illinois Street is classified as a Major Collector.



The property is:

- 25 miles east to **Portland** via Highway 99W.
- 2 minute north of Highway 99W via E. College Ave.
- 20-45 minutes east to Portland, Hillsboro and Cornelius
- 20 minutes to **I-5 freeway**.
- 15 minutes west to **McMinnville**, Oregon.
- 10 minutes to Sherwood, Oregon
- 5 minute walk to **George Fox University**
- Newberg is located in Oregon's renowned **"Wine Country"**.



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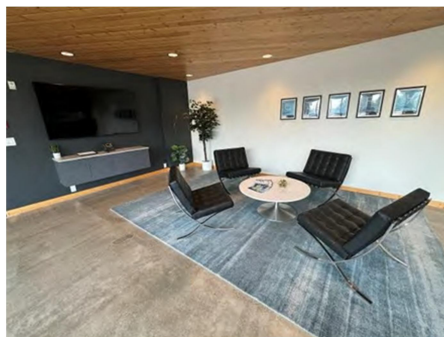
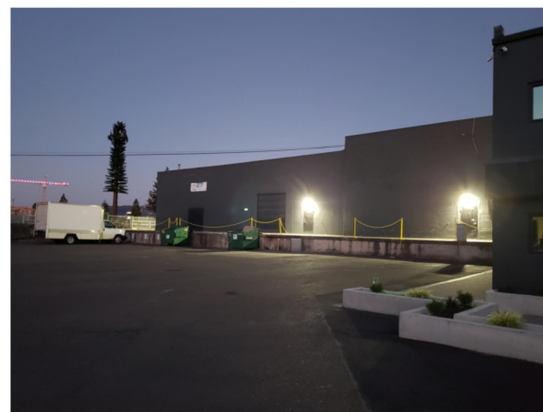
Strengths/Opportunities

- **SINGLE USE** – Currently the property is 100% leased to PPM Technologies on a lease that runs through January 2027 (an early release may be negotiated.)

MULTI-TENANT: The building can be divided into multiple spaces for separate tenants (see “building site plan on page 4)

- ✓ Historically the building served multiple tenants including wine storage; manufacturing; and as warehouse space

- Portions of the building have recently been updated including the employee office; test kitchen (used for food manufacture product testing); renovated bathrooms and reception lounge. The exterior of the building was renovated in 2020 and displays an attractive and contemporary façade.



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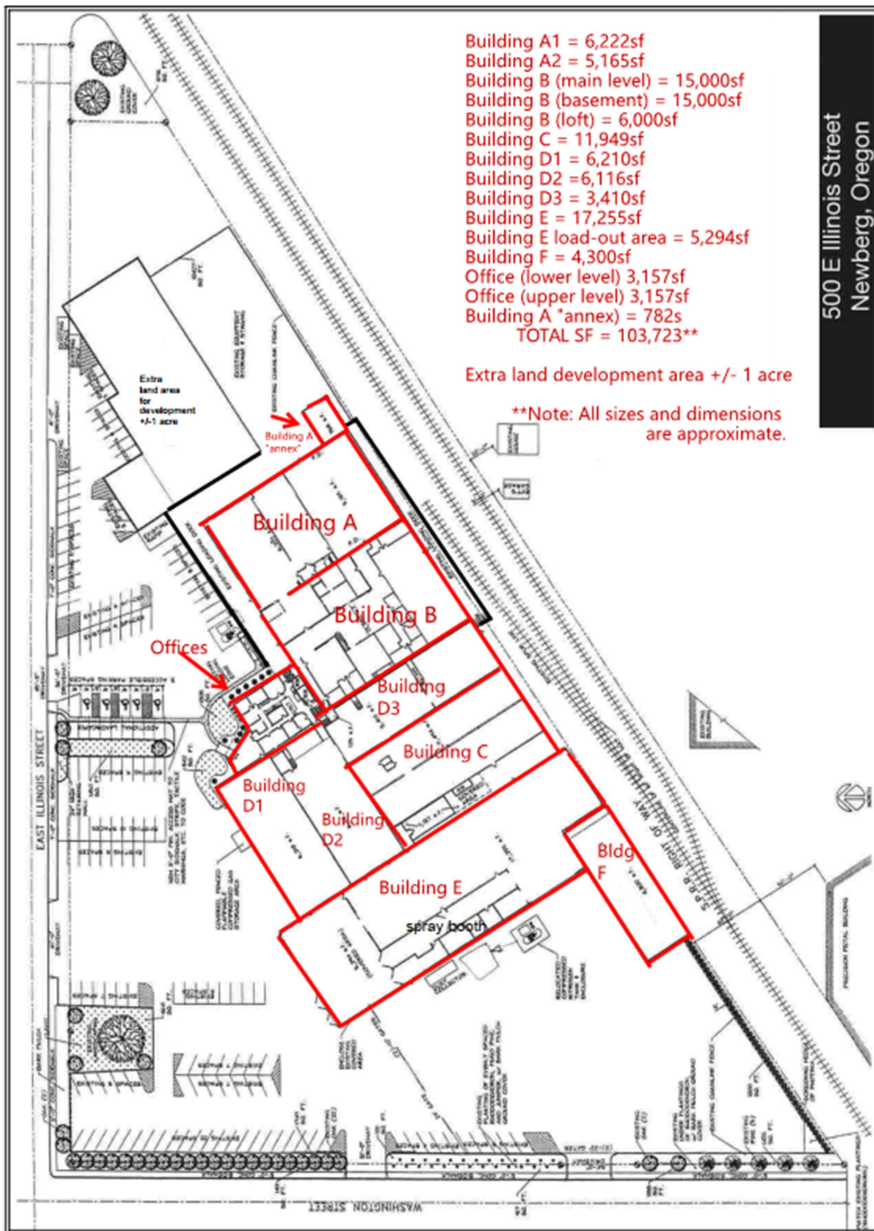
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Multi-tenant opportunity or single use

BUILDING/SITE PLAN



Strengths/ Opportunities (continued)

- Good proximity to main arterials and access to highway 219 and highway 99W.
- ACCESS: good ingress/egress available to the site via curbs cut along Illinois Street and N Washington Street.
- Skilled work-force close by
- Significant value in the “grandfathered” infrastructure including, but not limited to,
 - ✓ Heavy power, +525 Kva
 - ✓ High ceilings
 - ✓ Loading docks
 - ✓ Overhead cranes and jib cranes
 - ✓ Railway spur with elevated docks
 - ✓ multiple buildings and multi-tenant space opportunities
 - ✓ Blast and spray booth
 - ✓ Warehouse
 - ✓ Professional test kitchen
 - ✓ Attractive street presence
 - ✓ Wet and dry sprinkler system

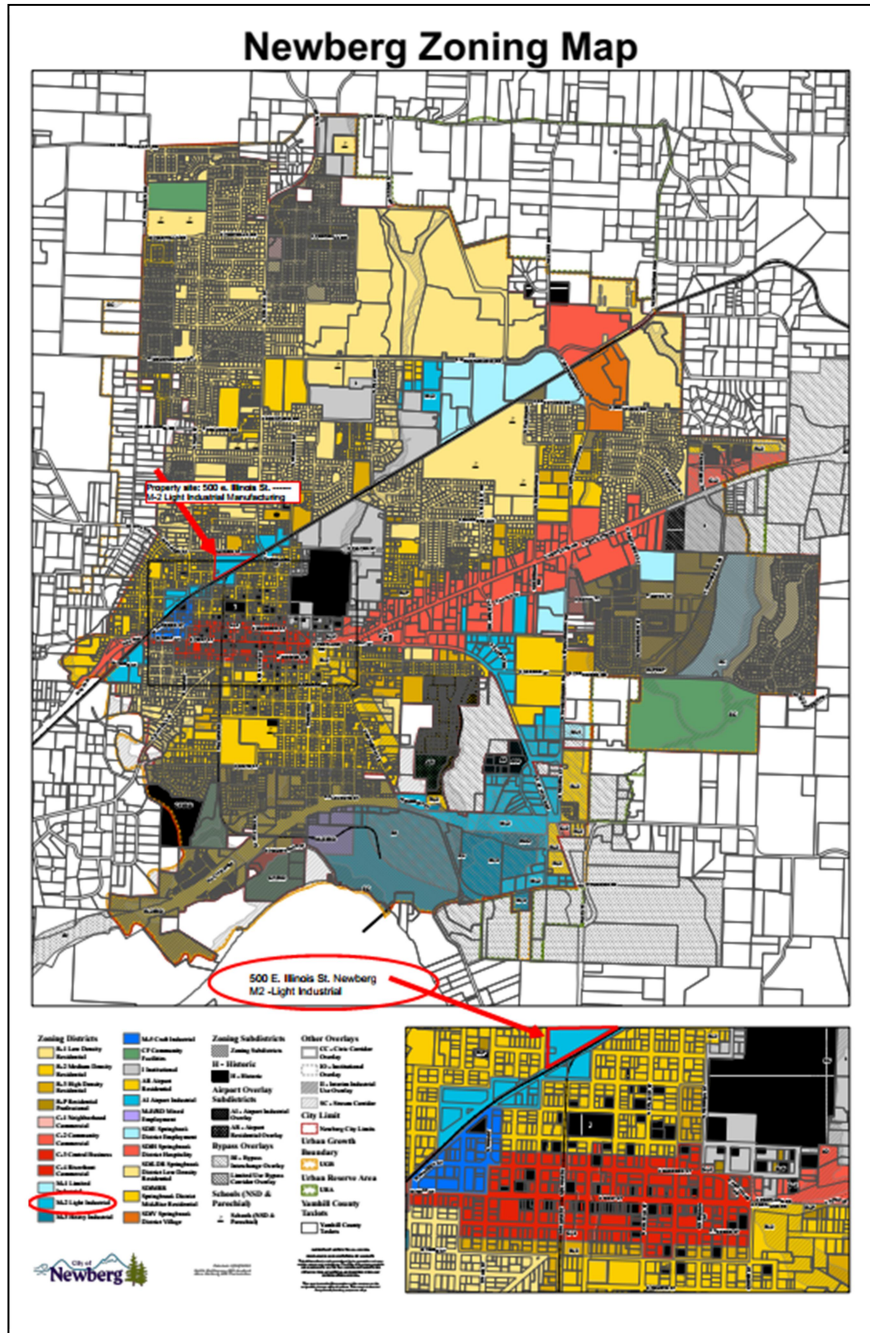
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The M-2 Light Industrial District in Newberg, Oregon is designed to accommodate a variety of industrial uses while maintaining compatibility with surrounding areas.

This zoning designation allows for a wider range of uses than M-1 Light Industrial District, including some slightly heavier industrial uses but stills aligns with the community needs.

The development standards for the M-2 zone are similar to those of M-1, ensuring buildings under construction do not become non-conforming.

The M-2 zone is part of mixed-use comprehensive plan designation that permits commercial and light industrial zone/uses, providing a flexible environment for industrial development. Examples of conditional permitted use include RV Parks and permitted-use of storage facilities.

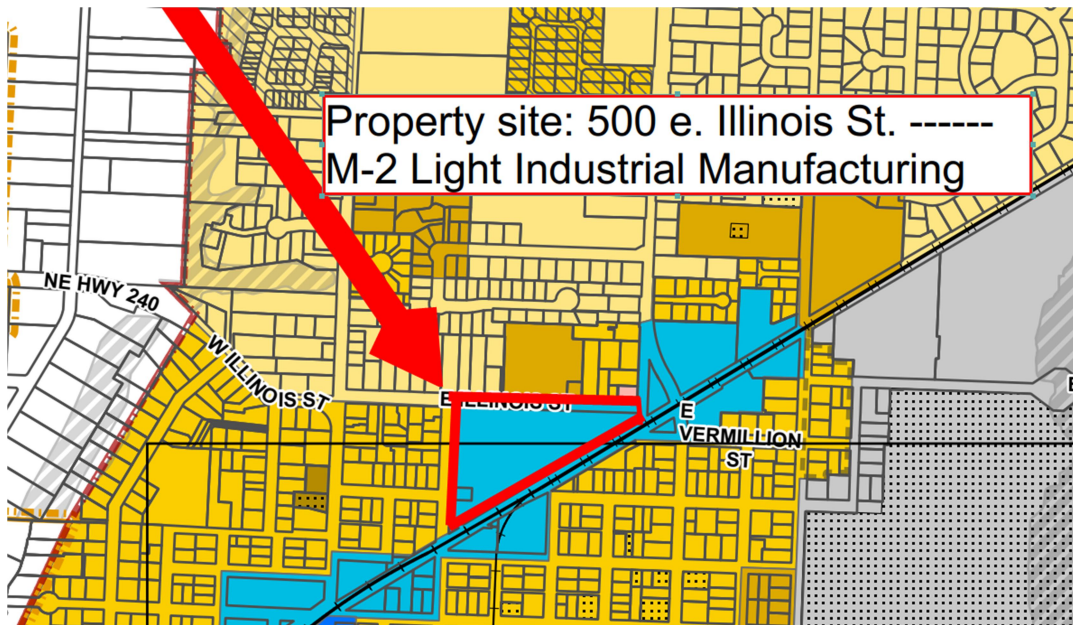
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View of the southwest corner of the subject property looking northeast across Washington Street and the Portland & Western railroad.



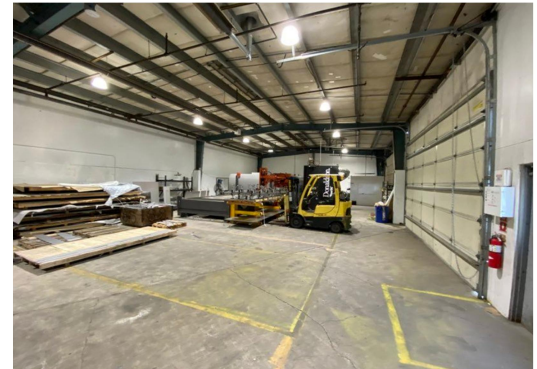
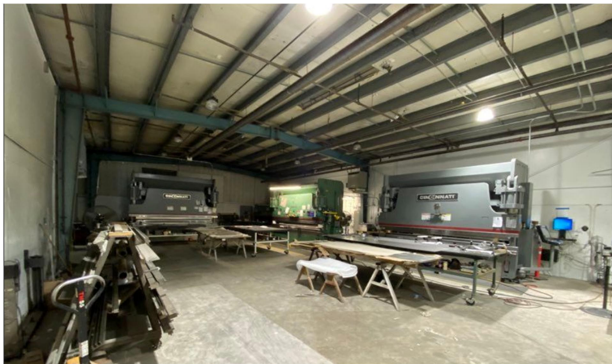
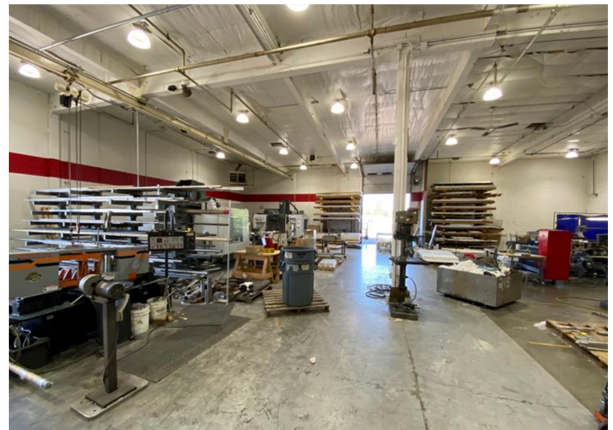
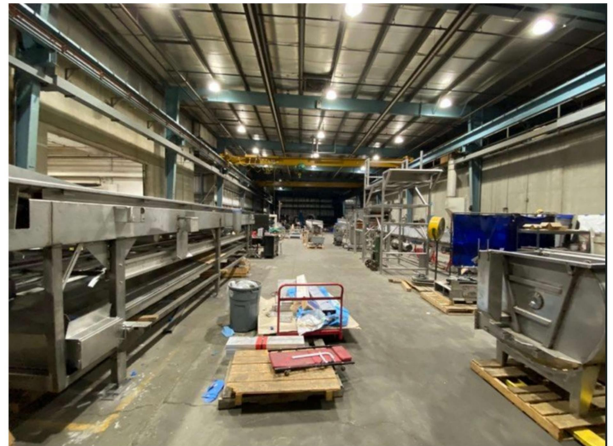
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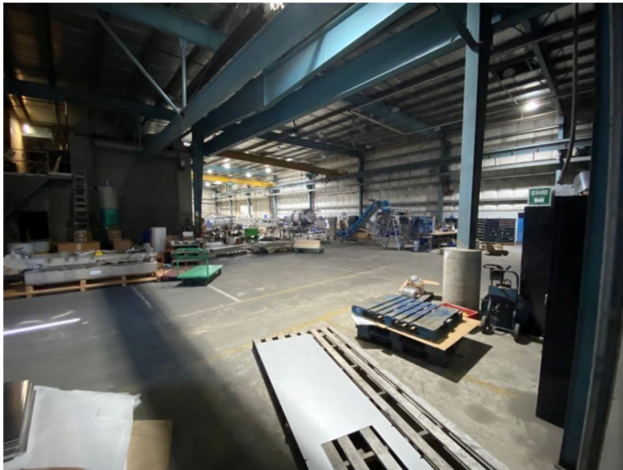
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Manufacturing	Over-head cranes	Office
Industrial space	Railway spur	Storage
Warehouse space	Heavy power	Generous Parking
Natural Gas		Extra land/development

500 E. ILLINOIS ST., NEWBERG OREGON

Leasing from 5,000sf to + 103,000sf Lot size: 5.59 acres

see our ad on loopnet/costar

Call:
503-899-7552
Andre or Kathy Meyer

Lease Terms:

\$1.00 /SF (average) for manufacturing, warehouse and office space.
\$.50/SF for basement and loft storage.
Final rent subject to tenant's use, area and amount of space occupied, and lease term

Sale Price:

\$10,600,000 (\$103/SF)
Cash at closing
Buyer to accommodate Seller's 1031 exchange.
Call for investment information.
All offers considered.

**Note: All sizes and dimensions are approximate.

Owners willing to pay a commission of 2 ½ % of sale price to buyer's and/or leasee's broker.

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Perfect for an Owner-user or Investor!

The property is a +/-103,723 SF industrial building that is situated on 5.59 acres.

Currently the building is fully leased to PPM Technologies through January 2027 and an early-release may be available.

The building is zoned M2, Light Industrial (City of Newberg)

The building offers clear door heights ranging from 8' to 26'. There are nine grade-level doors, two dock-high doors, ample 3-phase power (heavy power), and ~11.4% office build-out with +/- 1 acre of the 5.59 acre parcel that is available for development.

CRANES - 5 bridge cranes and 5 jib cranes with weight capacities from 3 to 5 tons among 10 cranes.

RENOVATED in 2020 and it has a **modern exterior-look** and updated office and lobby area. It has a large, paved work yard/ample truck loading and 149 paved parking spaces. The building is "Sprinklered" with both a wet and dry system. Cooler space is available. The building is served by **Union Pacific Railroad** and has a railroad spur with an elevated loading platform that has two rail-loading doors.

The property is considered a part of the Portland metropolitan area. Newberg is a fast-growing, dynamic community with a high standard of livability and is known as the "gateway to Oregon Wine Country".



5.59 acre parcel in Newberg, Oregon with +/-103,723 SF industrial building

Lease Terms:

\$1.00 /SF (average) for manufacturing, warehouse and office space.

\$.50/SF for basement and loft storage.

*Final rent subject to tenant's use, area & amount of space occupied, & lease term

Sale Price:

\$10,600,000 (\$103/SF) Cash at closing. Buyer to accommodate Seller's 1031

**Note: All sizes and dimensions are approximate.

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