

# Unique Industrial Opportunity with Excess Land and Great Highway Frontage

3099 N PACIFIC HWY, WOODBURN, OR 97071



FOR LEASE

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COMMERCIAL REAL ESTATE SERVICES

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## PROPERTY DESCRIPTION

The property offers 70,000 SF of space with excess paved yard space available for lease. The steel frame building is in excellent condition, and the space features heavy power, 3 dock doors, 3 grade loading doors, and approximately 3,100 SF of finished office space. The yard is also secured, fenced, paved, and lit. Additionally, the space offers ample parking space.

## PROPERTY HIGHLIGHTS

- Rarely available asset type in the region
- Freestanding building with paved yard
- Excess land
- Highway frontage
- Access from two different public streets
- 3 grade level doors, 3 dock high doors
- 30' ceiling height

## OFFERING SUMMARY

Lease Rate:	\$0.85 SF/month (NNN)
Office Surcharge:	\$1.10/SF/month (NNN)
Available SF:	70,000 SF
Included Yard:	Approx. 2.5 Acres
Excess Yard Lease Rate:	Contact Brokers
Office Size:	Approx. 3,100 SF
Lot Size:	20.4 Acres
Zoning:	Industrial Park (IP)

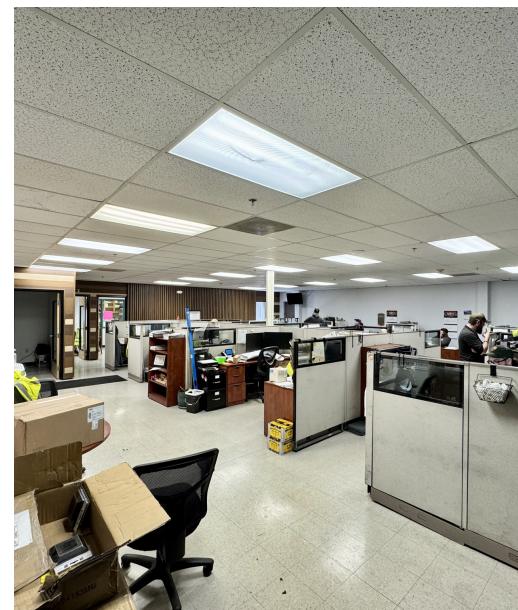


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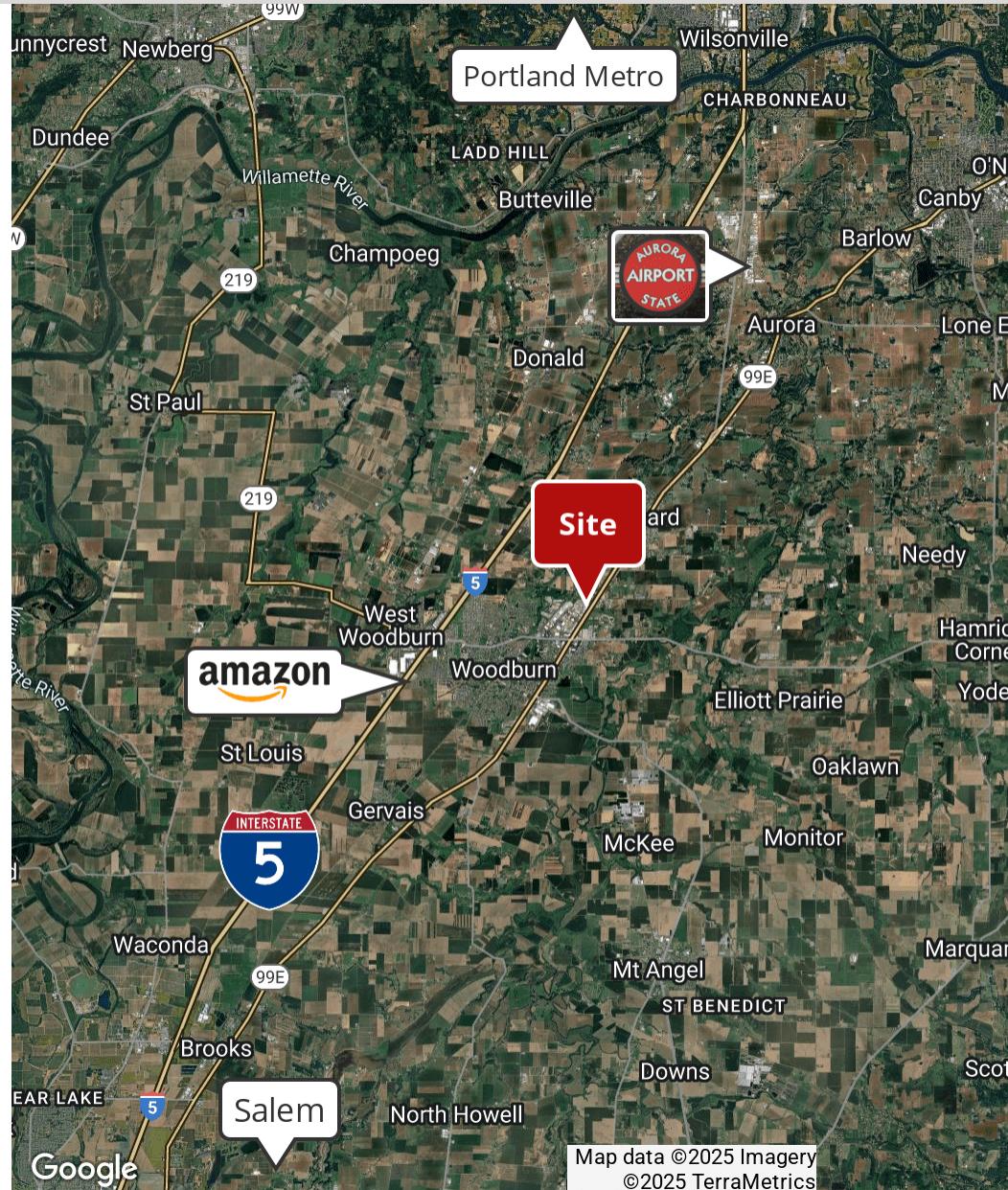
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## ABOUT THE SUBMARKET

Woodburn is a rapidly growing submarket approximately 20 minutes south of the Portland Metro on Interstate 5. Thousands of new homes have been built in Woodburn over the last few years, and construction continues on hundreds of acres of residentially zoned land in the southern part of the City. The City has virtually no industrial lands available to help catch up with the growth, putting a premium on existing buildings.

Amazon recently completed a 3,800,000-square-foot facility in Woodburn with an expected employment count of 2,500. Additionally, Woodburn is home to approximately 8,465,000 square feet of industrial product with a vacancy rate of less than 1.5%. Being positioned on I-5 between Portland and Salem, Woodburn is poised to capture users in the overall region as well.

LOCATION	DISTANCE	TIME
Portland Metro	27.8 mi	36 min
Salem	21.2 mi	31 min
Aurora Airport	7.8 mi	14 min
Amazon Facility	4.5 mi	12 min
I-5	3.6 mi	9 min



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