

**FOR
SALE**

**24716 Territorial Hwy
Monroe, OR
\$475,000**

Light Manufacturing | Office | Distribution

- 14,850 sq ft building
- Year Built: 1950; 1970
- Acres: 1.58
- Warehouse + Office
- Residential Unit Upstairs
- LMFG Use/Zoning



BRENT COLE
LICENSED PRINCIPAL BROKER
TRIPLE OAKS REALTY

1005 Green Acres STE 101, Eugene, OR 97408
CEgroupRealEstate.com | TripleOaksRealty.com

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Property Overview

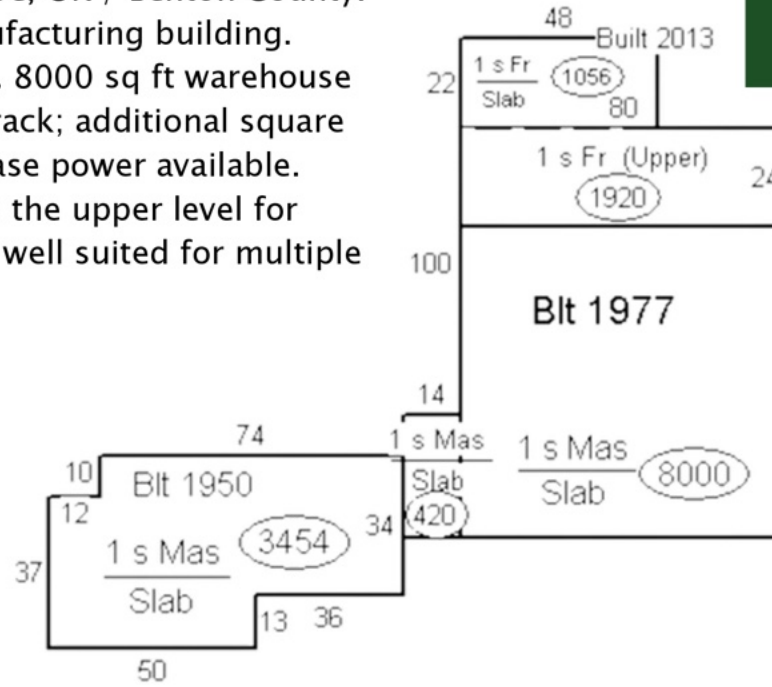
Multi-use rural commercial site in Monroe, OR / Benton County. Warehouse, distribution, and light-manufacturing building. Property has ~1500 sq ft of office space. 8000 sq ft warehouse with high ceiling and industrial storage rack; additional square footage is light manufacturing with 3phase power available. Property has attached residential unit on the upper level for additional variable use. Unique property well suited for multiple commercial applications.

Building Size

Building Sq Ft - 14,850 sq ft
 Built - 1950 + 1970
 Land Sq Ft - 1.58

Land Use

Light Manufacturing / Distribution
 Zoned - RC (Rural Commercial)



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Taxlot/Property Taxes

14-53-3DB-00100
 2025- \$3667

Last Certified Values

Market Land: \$1,307,656.00
 Market Structure: \$862,851.00
 Total Real: \$2,170,507.00



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