

An aerial photograph of a large industrial site in Molalla, Oregon, outlined with a thick red line. The site is situated between a residential neighborhood to the north and west, and a commercial area with parking lots and smaller buildings to the east and south. The industrial area itself contains several large, flat, cleared lots, some with piles of dirt or debris, and a few smaller structures and vehicles. A road runs along the southern boundary of the outlined area.

FOR SALE

INDUSTRIAL LOTS IN WIDE RANGE OF SIZES

545 W MAIN ST, MOLALLA, OR 97038

SALE PRICE
See Table

TOTAL LOT SIZE
19.9 AC

CLAYTON MADEY, SIOR
503.972.7277
clayton@macadamforbes.com

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

Industrial lots available in a wide range of sizes, down to 1.4 acres. The sites will be served with Molalla municipal utilities. Seller will construct the internal roadway.

Seller is able to construct a building on the site(s) for a fee after the land has been purchased. Building pricing to be provided based on Buyer's site plan.

Land is also available immediately for short-term yard leasing.

PROPERTY HIGHLIGHTS

- Owner-user opportunities
- Central location
- Each lot has approx. 1MW, 3-Phase power
- Plat plan has been adopted by the City
- Lots can be purchased alone or in combination with other lots

OFFERING SUMMARY

Sale Price:	See Table on Page 3
Lot Size:	19.9 Acres
Smallest Available Lot:	1.4 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,625	3,250	4,250
Total Population	4,323	8,768	11,396
Average HH Income	\$77,853	\$77,559	\$77,016



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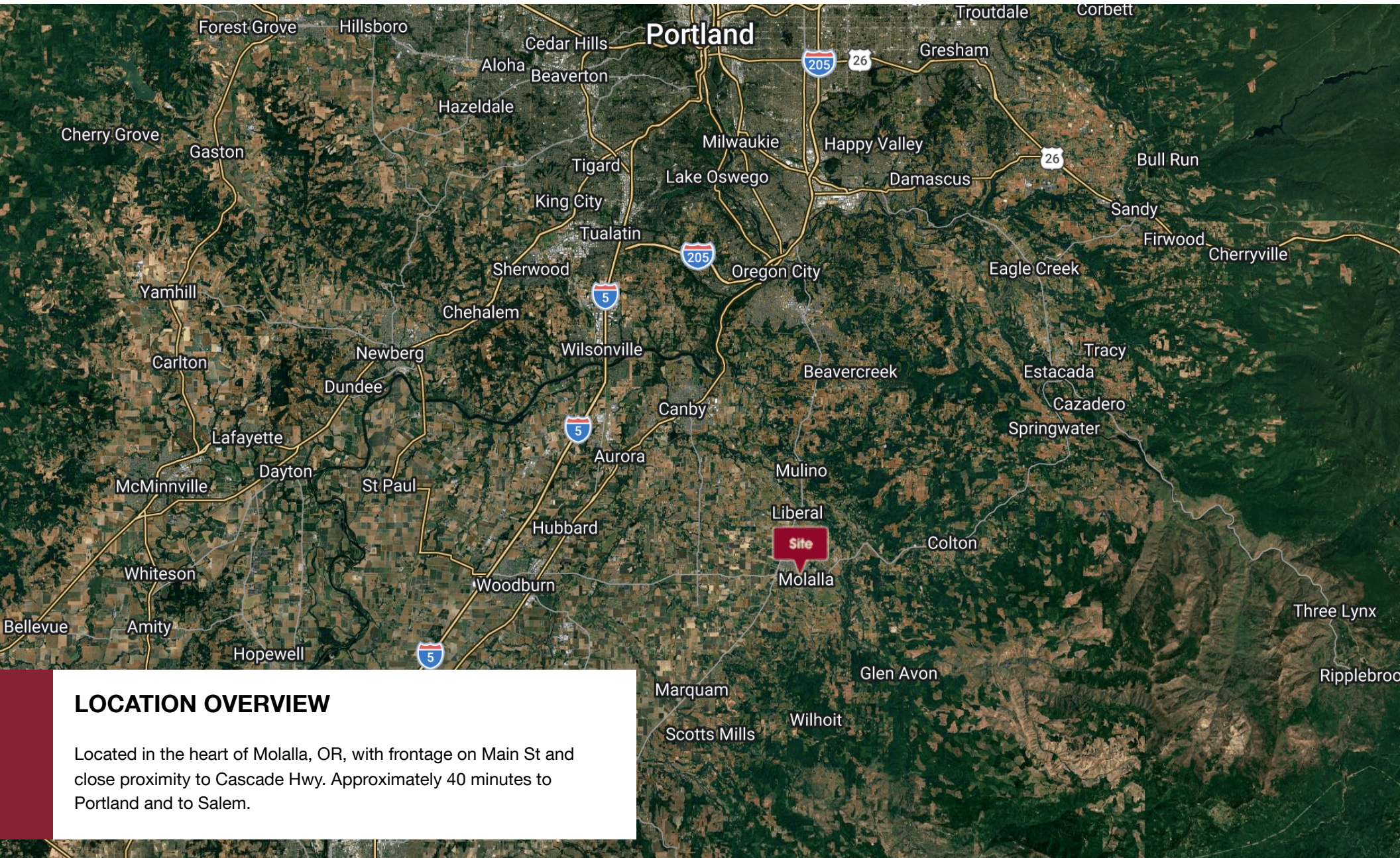
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LOT NUMBER	LOT SIZE	ASKING PRICE
Lot 1:	63,244 SF	\$1,161,505.97
Lot 2 (SOLD):	67,143 SF	\$1,233,112.95
Lot 3 (SOLD):	66,318 SF	\$1,217,961.43
Lot 4	65,913 SF	\$945,721.42
Lot 5:	66,868 SF	\$959,423.78
Lot 6:	84,367 SF	\$1,210,499.89
Lot 7:	104,310 SF	\$3,500,000.00
Lot 8 (SALE PENDING):	56,462 SF	\$810,118.23
Lot 9:	61,157 SF	\$877,482.21
Lot 10:	68,089 SF	\$976,942.72
Lot 11:	86,510 SF	\$1,241,247.70
Lot 12:	76,573 SF	\$1,406,299.36



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LOCATION OVERVIEW

Located in the heart of Molalla, OR, with frontage on Main St and close proximity to Cascade Hwy. Approximately 40 minutes to Portland and to Salem.

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