



FOR LEASE



NEWPORT AIRPORT INDUSTRIAL PHASE I

Lease Build-To-Suit

10,000 SF - 70,000 SF

110 Southeast 84th Street, Newport, OR

Located adjacent to the Newport Municipal Airport and just off Hwy 101, this 10.74-acre site offers exceptional access to Oregon's central coast communities. Now available for build-to-suit lease, the first phase will feature a ±70,000 SF warehouse tailored to tenant needs to include potential cold storage, with additional phases planned for future expansion. Ideal for distribution and logistics users seeking regional connectivity and long-term growth potential, all leases are offered on a triple net (NNN) basis. Lease rates are negotiable and will be based in part on tenant creditworthiness.

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PROPERTY SUMMARY



FOR
LEASE



OFFERING SUMMARY

Lease Rate	Contact Listing Broker
Phase 1 SF	10,000 SF - 70,000 SF
Lot Size	10.74 Acres
Zoning	P1
Market	Newburg
Submarket	Airport
APN	R196396

Property Description

Located adjacent to the Newport Municipal Airport and just off Hwy 101, this 10.74-acre site offers exceptional access to Oregon's central coast communities. Now available for build-to-suit lease, the first phase will feature a ±70,000 SF warehouse tailored to tenant needs to include potential cold storage, with additional phases planned for future expansion. Ideal for distribution and logistics users seeking regional connectivity and long-term growth potential, all leases are offered on a triple net (NNN) basis. Lease rates are negotiable and will be based in part on tenant creditworthiness.

Location Description

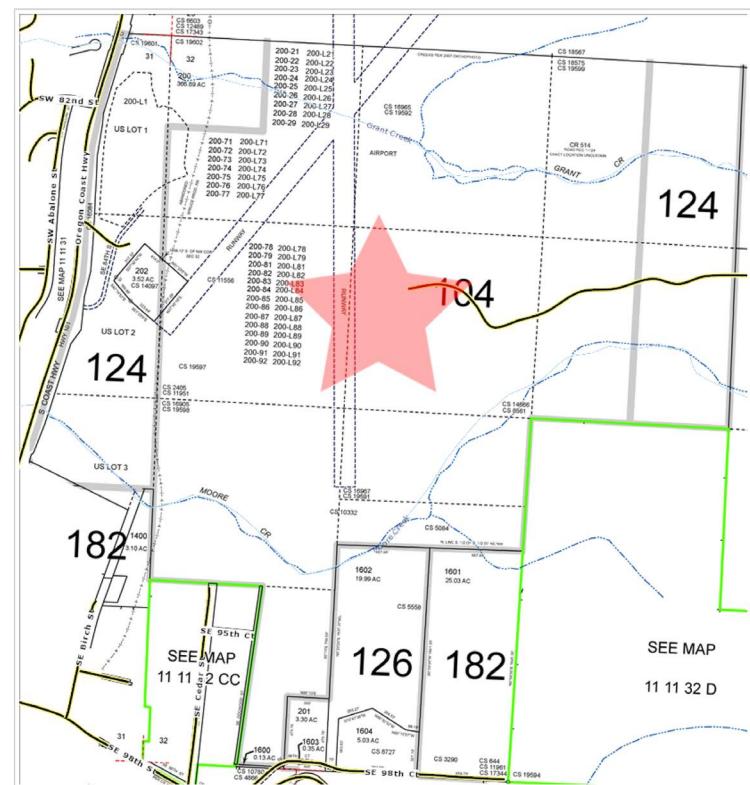
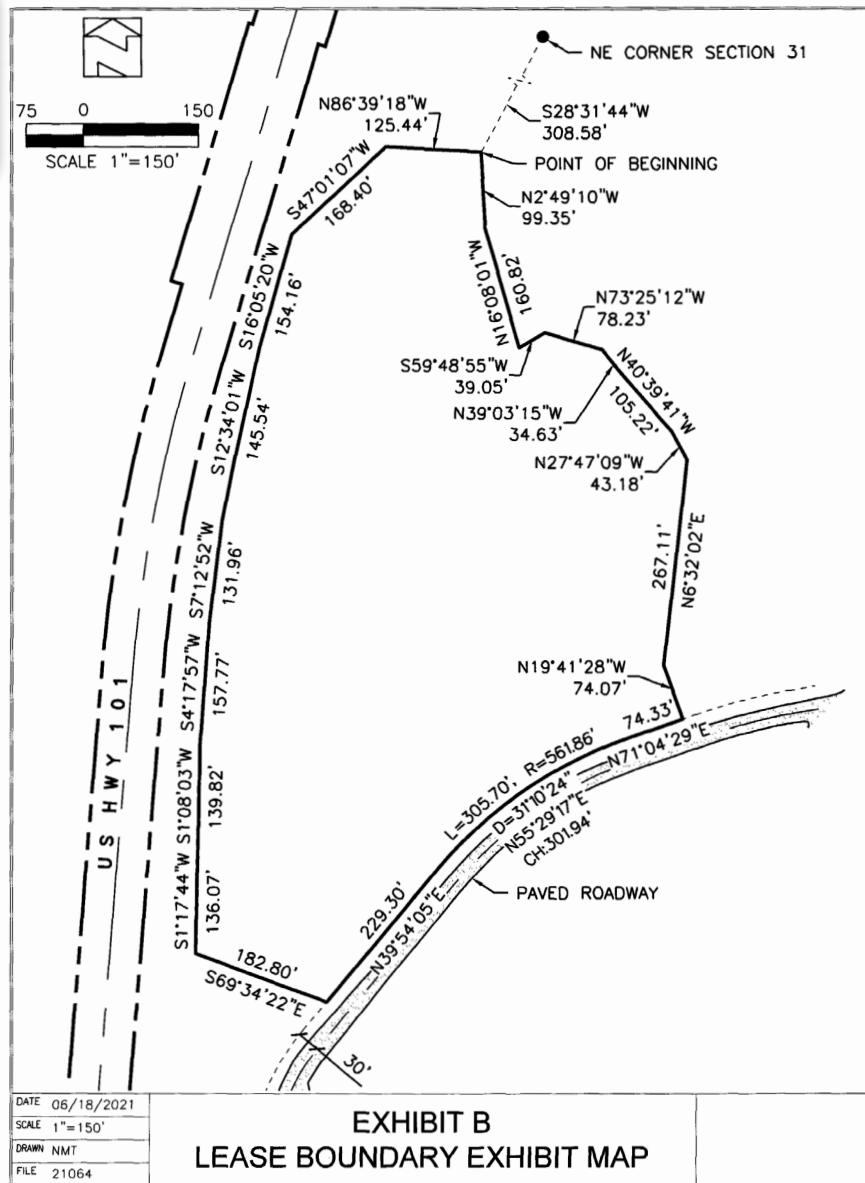
Newport Municipal Airport (ONP) is situated on the southern edge of Newport, Oregon, just east of U.S. Highway 101 and approximately three miles from downtown Newport. The airport's main entrance connects directly to Highway 101, offering prime visibility and easy access for distribution traffic. Nestled between the Pacific Ocean to the west and the Coastal Range to the east, ONP sits at about 161 feet elevation. Its location makes it a strategic gateway to central coast towns like Florence and Tillamook and supports industries such as tourism, fishing, maritime research, and NOAA operations. This phased industrial park and 70,000 sq ft build-to-suit warehouse will leverage this connectivity to 101 and local highways, enhancing regional distribution capabilities while tapping into coastal economic activity.

Property Highlights

- Prime location for high visibility.
- Ample parking for employees and customers.
- Easy access to major transportation routes.
- Highly customizable space for various uses.

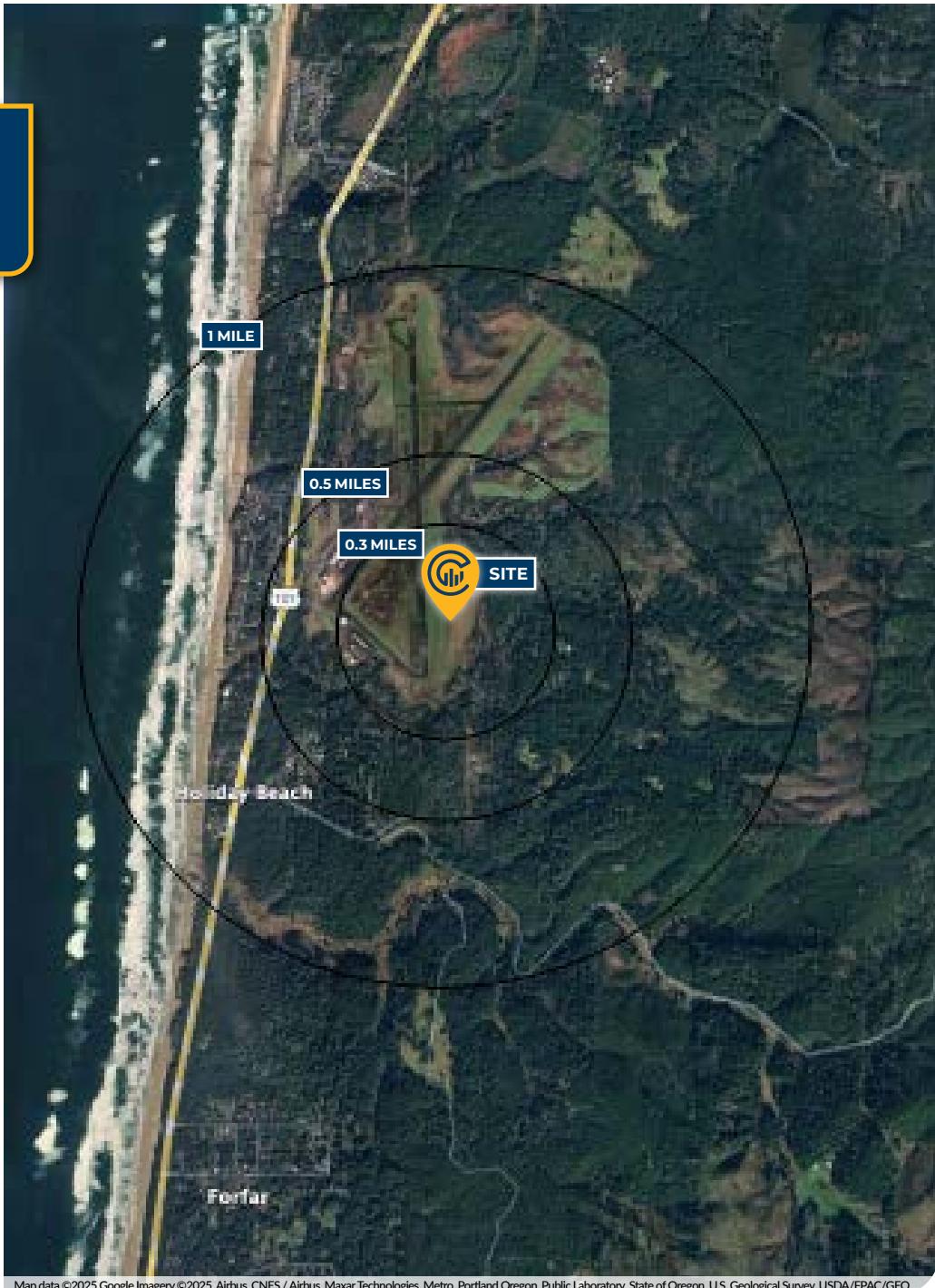


BOUNDARY/PLAT





DEMOGRAPHICS MAP & REPORT



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AREA DEMOGRAPHICS

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	0	90	381
Average Age	51	52	53
Average Age (Male)	50	51	52
Average Age (Female)	52	53	54
Households & Income			
Total Households	0	43	183
# of Persons Per HH	0	2.1	2.1
Average HH Income	\$115,366	\$111,196	\$107,299
Average House Value	\$637,012	\$584,712	\$535,842
Businesses			
2025 Est. Total Businesses	1,044	5,250	18,918

Demographic data derived from AlphaMap

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NEWPORT AIRPORT

INDUSTRIAL PHASE 1