

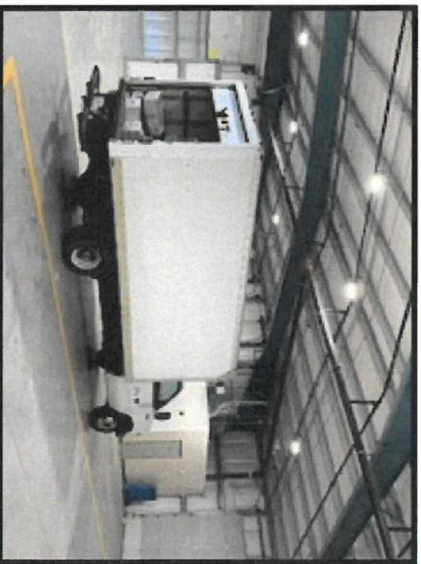
1430 NE Alpha Drive, McMinnville

Listing

- *Offered at \$1,670,000
- *1.52 acres in McMinnville Industrial area, approximately 1/2 acre that is undeveloped
- *19 Parking spots
- *Zoning M2

Building Features

- *14,500 SF Metal construction built in 2002 with slab floors, gas heat, alarm system
- *Warehouse, Lobby, 4 offices, conference room, break room, 2 Restrooms with 2 stalls each
- *3 Phase Power, electrical room, 3 Truck Doors (1 14', 2 10'), Loading Dock
- *Upstairs storage
- *Energy efficient lights





Presented by: Jennifer Feero **Client Full**
 Willamette West Realtors
Phone: 503-708-2658 **E-mail:** jenfeero@gmail.com
COMM/INDUSTRIAL **Status:** ACT **3/6/2020** **7:11:46 PM**
ML#: 19030237 **Area:** 156 **List Price:** \$1,670,000
Address: 1430 NE ALPHA DR **Unit#:**
City: McMinnville **Zip:** 97128 **Zoning:** M-2
County: Yamhill **Prop Tax/Yr:** \$0.00 / 0
CC&Rs:
TaxID: 509965
Sale Inc: BLDG, LAND **Prop Type:** MANUFAC
Legal: TOWNSHIP 4S RANGE 4W SECTION 15 QTR C TAXLOT 02600
Open **Upcoming**
House: **Open House:**
Broker **Upcoming**
Tour: **Broker Tour:**
[V Tour #1](#)

BUILDING AND LAND INFORMATION

Yr Built: 2002 / APPROX
Parking: / ON-SITE
Truck Door: 3 / DOCK
Occupancy: LEASED
Features: I-STORG, OFFICE
Equipment: SEC-SYS
Rd Surface: PAVEDSRF
Lot Dim:
Waterfront:
Internet:

Current Use: WAREHSE
Construction: METALSID
Roof: METAL
Loading: LOADING, TRUK-DK

Stry/Bldg: 2/1
Ceiling Ht/Ft:
Gross SQFT: 14500
Office SQFT:
Whse SQFT:
Mfg SQFT:
Rd Frontage:
Acres: 1.52
View:

Lot Size: 1-2.99AC
Lot SQFT: 66,211
Body Water:
URM:

UTILITIES

Heat: FOR-AIR **Fuel:** GAS **Water:** PUBLICWTR **Volts:**
Cool: **Sewer:** PUBLICSWR **Amps:**

REMARKS

XSt/Dir: NE on Lafayette Ave to (R) on Riverside Dr. (L) on Alpha Drive.
Public: MOVE IN READY! Fabulous building with metal construction & roof built in 2002 with slab floors, gas heat and alarm system. Warehouse space with 3 truck doors (approximately 1 14', 2 10'), dock, 4 offices conference room, break room, two restrooms with 2 stalls each. Upstairs storage, 3 phase power, energy efficient lights and 19 parking spots! Potential 1/2 acre that is undeveloped on this 1.52 acre property! Approximate 20' roof ht at center, 18' at sides. Fabulous opportunity!

BUSINESS AND LEASE INFORMATION

Doc Avail: TAX-INF
Restrictions:
Actual Gross Income: \$0
Proj. Gross Income:
Lease Type: NONE
Lease Expire:
Short Sale: N
Terms Considered: CASH, CONV
List Date 8/14/2019

Inventory:
Business Name:
Actual Net Income: \$0
Proj. Net Income:
Leased Equip:
Bank Owned/REO: N

Yr Estab:
Actual Oper. Expenses: \$0
Proj. Oper. Expenses:
Lease Amount:
Lease Deposit:

COMPARABLE INFORMATION

O/Price: \$1,850,000

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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Presented By: Jennifer Feero
Willamette West Realtors
Phone: [503-708-2658](tel:503-708-2658)

E-mail: jenfeero@gmail.com

32 Up Photo

ML#: 19030237
Address: 1430 NE ALPHA DR
XST/Dir: NE on Lafayette Ave to (R) on Riverside Dr. (L) on Alpha Drive.
Gross SQFT: 14500
Stories / Bldgs: 2 / 1
Current Use: WAREHSE

Area: 156
Type: MANUFAC
Lot Size: 1-2.99AC

Status: ACT
City: McMinnville
Zoning: M-2
#Acres: 1.52
Sale Incl: BLDG, LAND

Price: \$1,670,000
Zip: 97128

Parking:



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ML#: 19030237
Address: 1430 NE ALPHA DR

Area: 156

Status: ACT
City: McMinnville

Price: \$1,670,000
Zip: 97128

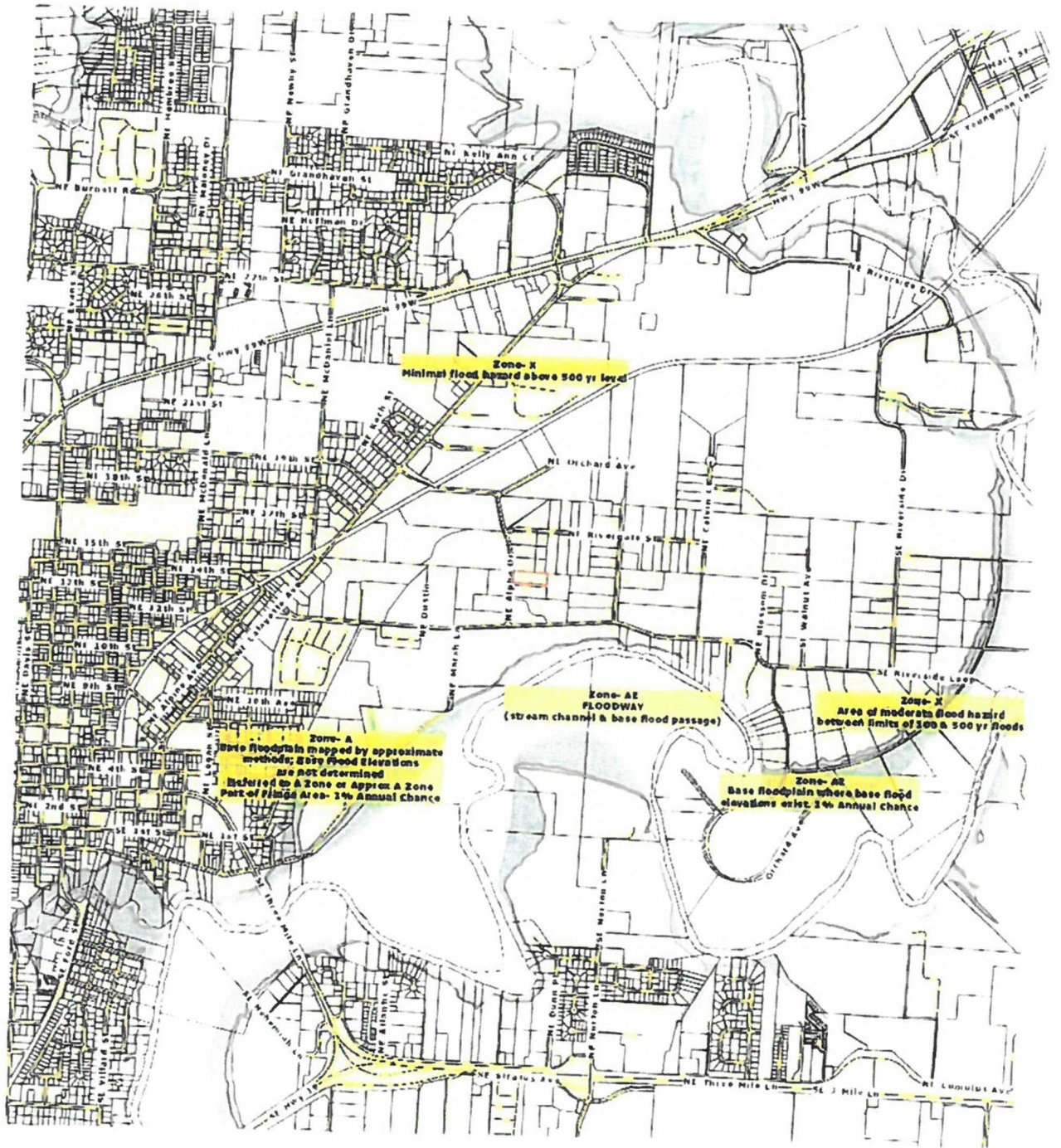


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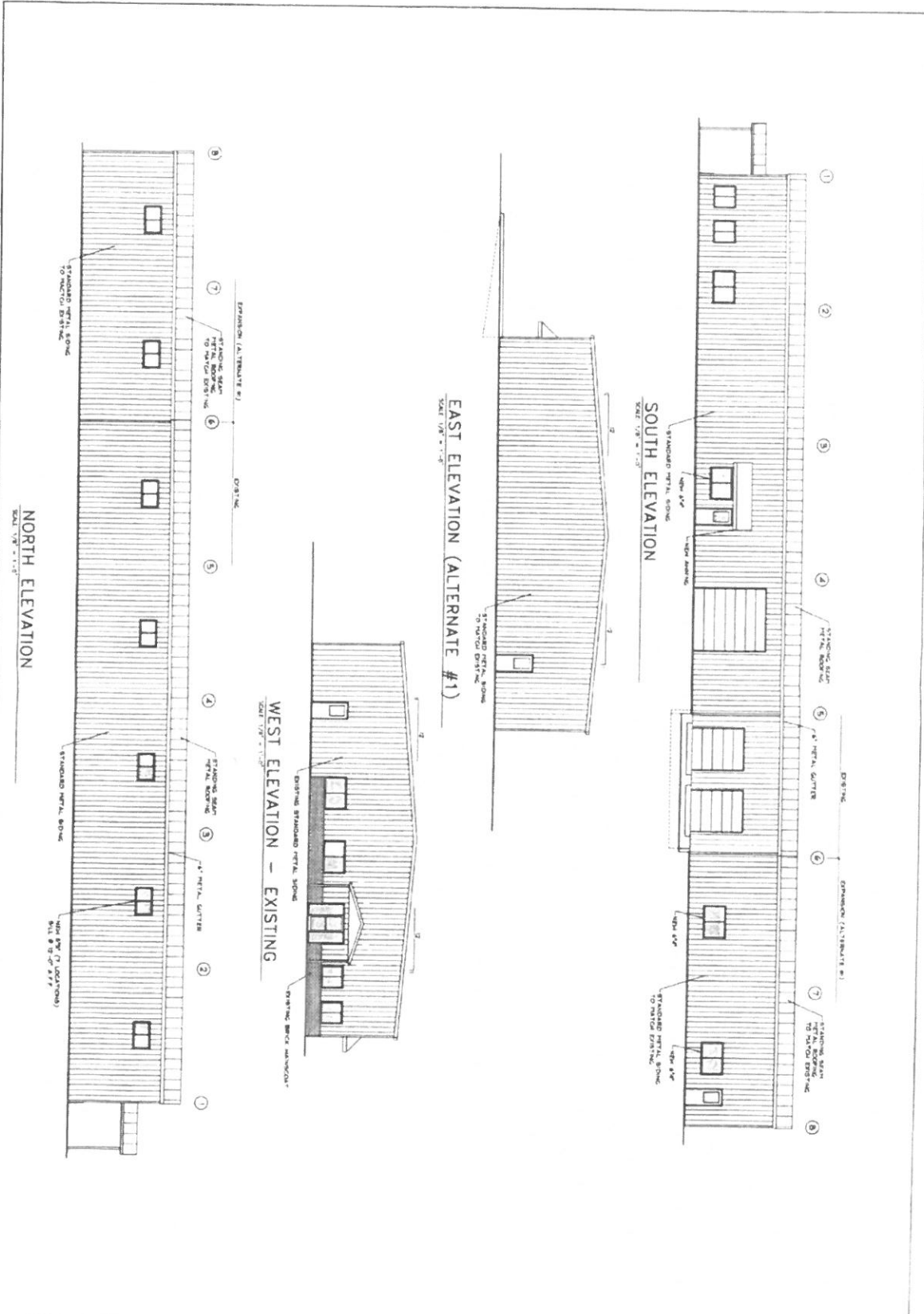
Parcel ID: R4415C02600

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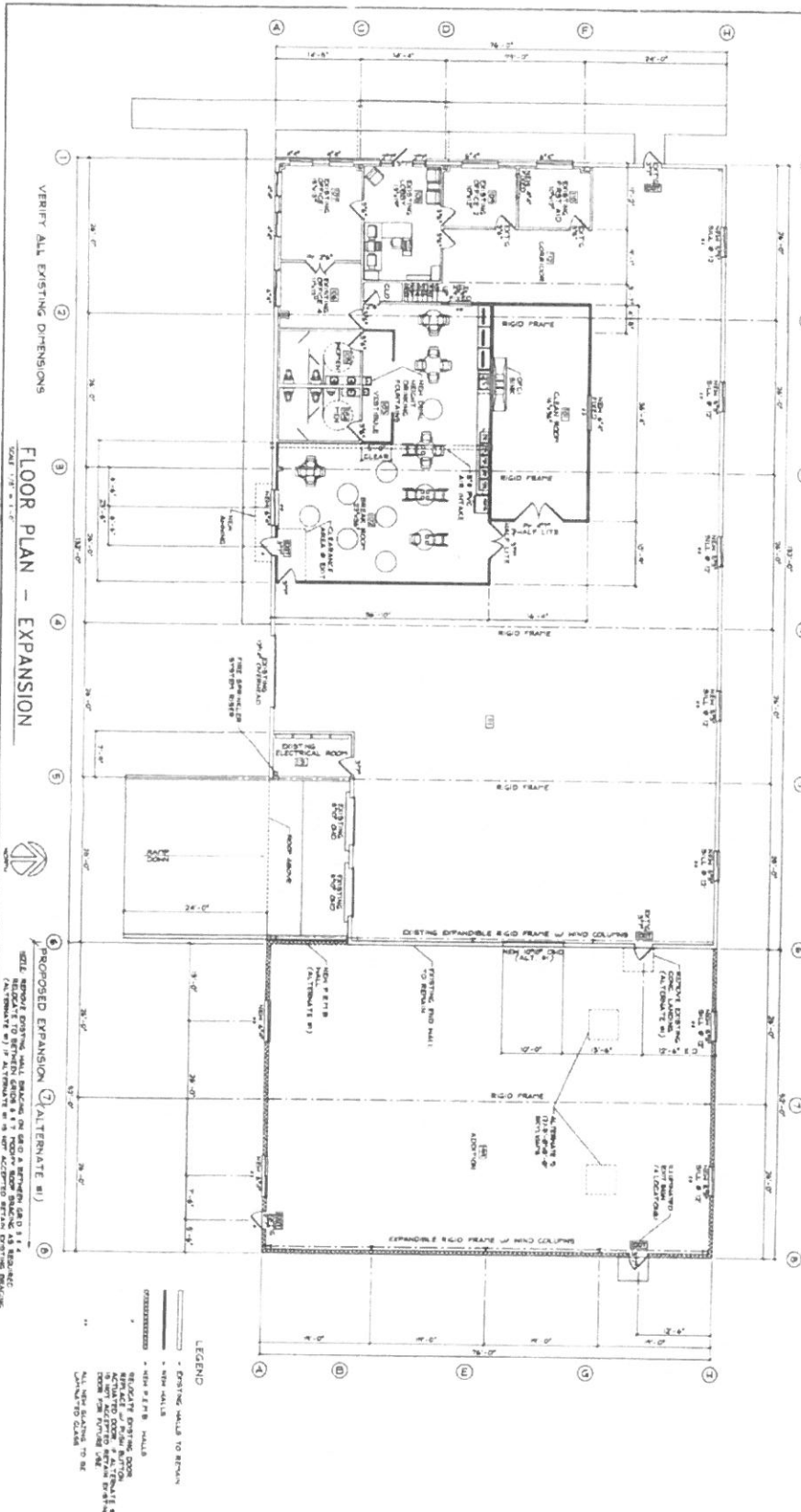


Parcel ID: R4415C02600

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	ELEVATIONS - EXPANSION MID VALLEY REHABILITATION REMODEL AND EXPANSION McMINNVILLE, OREGON FOR: MID VALLEY REHABILITATION		JOB NO. 030212-5 CHECKED BY: _____ DRAWN BY: D.A.M. DATE: 08-17-03 REVISION: _____ 08-17-03 RELEASE FOR BID ONLY
	DWG. NO. A2 3 of 8	CONSULTING STRUCTURAL ENGINEERS, INC. 1000 N. W. 10th St. Ft. Lauderdale, FL 33304 Phone: 305-557-8888 Fax: 305-557-8889 Website: www.cseinc.com	© 2004 BENTLEY SYSTEMS, INC.



- GENERAL NOTES
1. All changes and construction shall conform to the Uniform Building Code, Edition of Oregon, and other applicable codes (shown and not shown).
 2. Design Loads:
 - Dead Load: 15 psf (Floor)
 - Live Load: 40 psf (Office)
 - Wind: UBC Table 6-3
 - Seismic: UBC Table 16-N
 3. Foundation: All foundations shall be designed for the ultimate loads and shall be designed for the ultimate loads and shall be designed for the ultimate loads.
 4. Structural steel shall be designed for the ultimate loads and shall be designed for the ultimate loads.
 5. All connections shall be designed for the ultimate loads and shall be designed for the ultimate loads.
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20. THE FOLLOWING NOTES APPLY TO THE FOUNDATION AND SHALL BE CONSIDERED IN THE FOUNDATION DESIGN:
 1. FOUNDATION DESIGN SHALL BE IN ACCORDANCE WITH UBC CHAPTER 18.
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VERIFY ALL EXISTING DIMENSIONS

FLOOR PLAN - EXPANSION

PROPOSED EXPANSION (ALTERNATE #1)

LEGEND

- EXISTING WALLS TO REMAIN
- NEW WALLS
- EXISTING DOORS
- NEW DOORS
- EXISTING WINDOWS
- NEW WINDOWS
- EXISTING ROOF
- NEW ROOF
- EXISTING FLOOR
- NEW FLOOR
- EXISTING CEILING
- NEW CEILING
- EXISTING MECHANICAL
- NEW MECHANICAL
- EXISTING ELECTRICAL
- NEW ELECTRICAL
- EXISTING PLUMBING
- NEW PLUMBING
- EXISTING PAINT
- NEW PAINT
- EXISTING FINISH
- NEW FINISH

REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL ARCHITECT
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
REGISTERED PROFESSIONAL CIVIL ENGINEER
REGISTERED PROFESSIONAL ELECTRICAL ENGINEER
REGISTERED PROFESSIONAL MECHANICAL ENGINEER
REGISTERED PROFESSIONAL PLUMBING ENGINEER
**REGISTERED PROFESSIONAL FIRE PROTECTION ENGINEER
 DWG. NO. A1
 2 of 8**

FLOOR PLAN - EXPANSION
MID VALLEY REHABILITATION
REMODEL AND EXPANSION
McMinnville, Oregon
FOR: MID VALLEY REHABILITATION

CONSULTING STRUCTURAL ENGINEERS
REGISTERED PROFESSIONAL ENGINEERS
REGISTERED PROFESSIONAL ARCHITECTS
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECTS
REGISTERED PROFESSIONAL CIVIL ENGINEERS
REGISTERED PROFESSIONAL ELECTRICAL ENGINEERS
REGISTERED PROFESSIONAL MECHANICAL ENGINEERS
REGISTERED PROFESSIONAL PLUMBING ENGINEERS
REGISTERED PROFESSIONAL FIRE PROTECTION ENGINEERS

JOB NO. 030432-S **CHECKED BY:**
DESIGNED BY: D.A.N. **DATE: 08-12-05**
REVISION:
1-11-05 RELEASE FOR NO. 01