



**Presented By:** Mac Wittke  
 Bella Casa Real Estate Group  
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**COMMERCIAL LEASE** **Status:** ACT **9/10/2020 1:34:00 PM**  
**ML#:** 20307556 **Area:** 156 **Ste/Unit#:**  
**Addr:** 1430 NE ALPHA DR  
**City:** McMinnville **Zip:** 97128  
**Zoning:** M2 **Tax ID:** 509965  
**County:** Yamhill  
**PropType:** INDUSTR  
**Legal:** PARCEL A P1997-73  
**Internet/Address/No Blog/No AVM:** Y/ Y/ N/ N

**BUILDING INFORMATION**

**Apx Tot Avl SQFT:** 5500 **Divide Y/N:** Y **Min. Div. SQFT:** 3825 **Max. Contig. SQFT:** 5500 **SQFT Type:** RSF  
**Apx Ofc SQFT:** **Apx Whse SQFT:** **Apx Mfg SQFT:** **Apx Retail SQFT:**  
**Yr Built:** 2002 / EXISTNG **Parking:** 6 **Parking Ratio:** **Parking Desc:** ASSIGND, ON-SITE  
**#Stories / #Buildings:** 1 / 1 **Ceiling HT in FT:** 21 **Telecom. Access:**  
**Truck Dr:** 2 / DOCK **Dock Height:** **Door Height:** 10 **Loading:** TRUK-DK  
**Current Use:** INDUSTR **Features:** 1LEVEL, GRNDLVL, MINSTEP, NATLITE **Unreinforced Masonry Building:** NA

**LEASE INFORMATION**

**Perf Lngth of Lease:** 3-5YRS **Base Lease Rate:** \$1.00 **Coop Comm:** % 2.5 **Comm Differs:** N  
**Electric Incld:** N / **Gas Incld:** N /  
**Water/Sewer Incld:** N / **Janitorial Incld:** N /  
**Insurance Incld:** N / **RE Tax Incld:** N /  
**Cams Included:** N / **TI Allowance:** Negotiable  
**Other Utilities Incld:** N / **Lessee Operating Exp:**  
**Pricing Comments:** Price, TI's and terms negotiable.  
**For Sale:** NO // **Doc Avail:** **Lease Type:** 3NETLSE

**REMARKS**

**Xst/Dir:** Lafayette Avenue to Riverside Drive, Left on Alpha Drive  
**Private:** Agent accompanied only, please call/text listing agent for appt or questions.  
**Public:** Clean, well maintained large industrial building ready for occupancy. Ceiling heights of apprx 21' at center and 18'on sides, two 10' doors with loading dock, 3 Phase power, ample parking and gas heat. Terms and rate negotiable.

**LAND INFORMATION**

**Rd Surface:** PAVEDSRF **Lot Size:** 1-2.99AC **Rd Frontage:**  
**Lot Dimensions:** **Approx. Lot SQFT:** 66,211 **Acres:** 1.52  
**Land Desc:** LEVEL **Soil Cond:** UNKNOWN

**UTILITIES INFORMATION**

**Heat:** FOR-AIR **Cool:** NONE **Volts:** 480 **Amps:** 1000  
**Utilities:** CABLE-AVL, GAS-CNTD, POW-HVY, POWER, SWR-CNTD, WAT-CNTD

**BROKER / AGENT INFORMATION**

**BRCD:** BCRE01 **OF:** Bella Casa Real Estate Group **Lic#:** 200703266 **Ph:** [503-437-9005](tel:503-437-9005) **Fax:** 866-281-6653  
**SAID:** WITTKEMA **AG:** Mac Wittke **Lic#:** 201215444 **Ph:** [503-577-9636](tel:503-577-9636) **Cell/Pgr:**  
**Email(s) AG:** [mac@thebellacasagroup.com](mailto:mac@thebellacasagroup.com) **Agent Ext:**  
**Co-SAID:** **Co-BRCD:** **Co-Agent:** **CoPh:**  
**CoAgent Email:**  
**List:** 9/10/2020 **Exp:** 9/30/2021 **Show:** 24HR-NC, AG-ACCM, APTONLY, SEERMKS  
**Tran:** 9/10/2020 **Owner(s):** Sullivan **Phone:**

**LEASE INFORMATION**

<b>Leased:</b>	<b>Leased SQFT:</b>	<b>CoopAG:</b>	<b>CoopOF:</b>	<b>Phone:</b>
<b>Leased:</b>	<b>Leased SQFT:</b>	<b>CoopAG:</b>	<b>CoopOF:</b>	<b>Phone:</b>
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