

INDUSTRIAL WAREHOUSE OPPORTUNITY IN MCMINNVILLE

1974 NE Colvin Court, McMinnville, OR 97128

PRICE REDUCED!



For More Information, Contact:

Tyler Collins

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Licensed in OR

FOR SALE

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MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

1974 NE Colvin Court, McMinnville, OR 97128



PROPERTY DESCRIPTION

Formerly used as food production and warehousing, the property offers users or investors a unique combination of existing improvements and excess yard. The main production building which is approximately 6,697 square feet houses a small office, restrooms, and production area. In addition, there are two warehouse buildings of 5,625 square feet and 3,192 square feet respectively.

OFFERING SUMMARY

Sale Price:	\$2,100,000
Lot Size:	1.56 Acres
Building Size:	15,514 SF
Zoning:	M-2 - General Industrial



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PROPERTY HIGHLIGHTS

- Excess yard perfect for additional development or yard storage
- Located in Yamhill County
- Recent Building Upgrades: Full electrical upgrade in 2018, a new roof on production building and one warehouse in 2020, rebuilt floor drain and connection to city sewer in production building.
- Electrical Service: 480v, 800 amp, three-phase
- Equipment from former food processing operations can be purchased separately. **Please contact broker for a list of equipment.**



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DEMOGRAPHICS

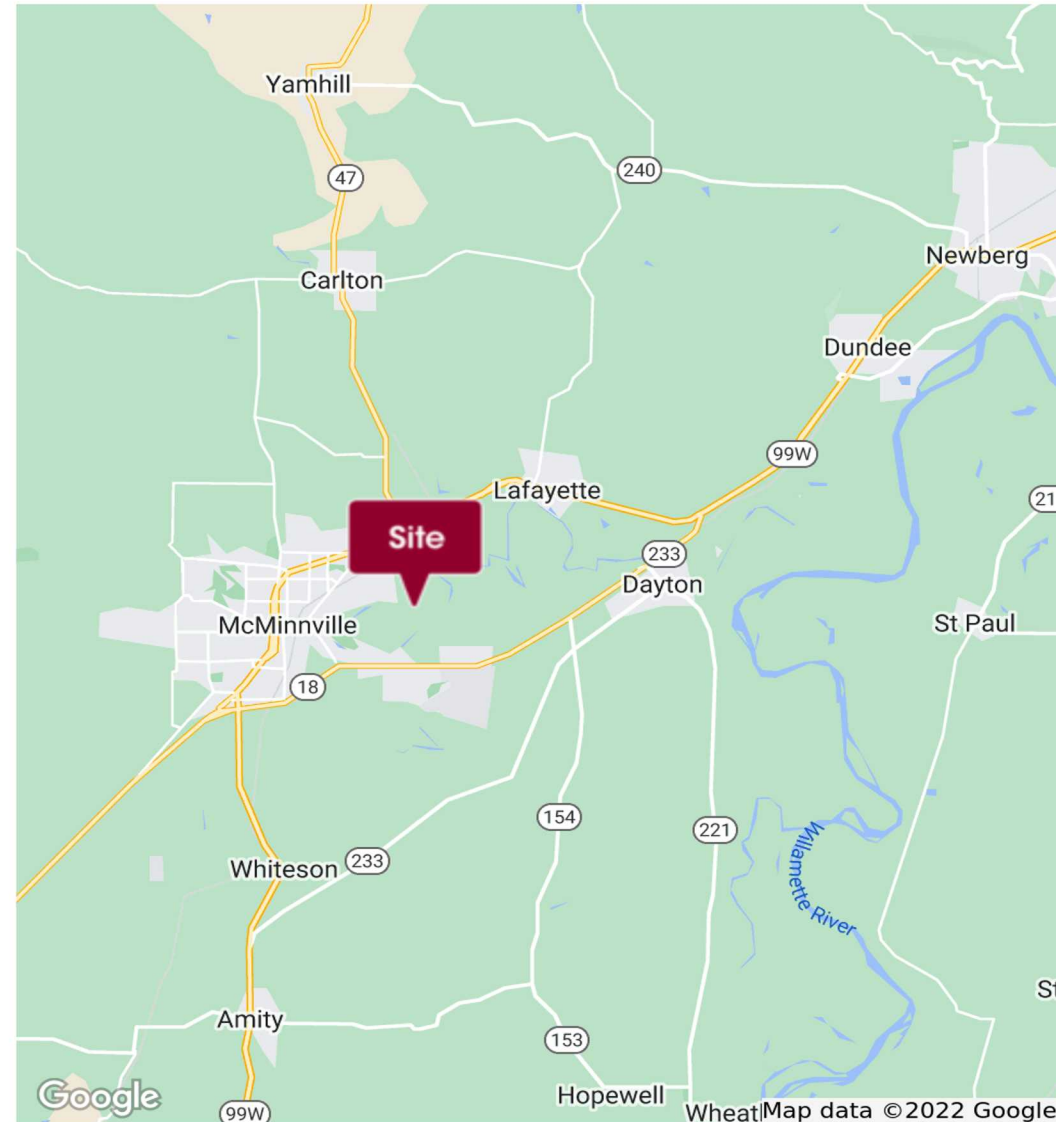
	1 MILE	5 MILES	10 MILES
Total population	887	44,033	68,709
Median age	39.6	34.6	36.3
Median age (Male)	32.7	32.5	34.2
Median age (Female)	44.3	35.9	37.6
Total households	337	15,902	24,613
Total persons per HH	2.6	2.8	2.8
Average HH income	\$50,643	\$56,427	\$63,415
Average house value	\$197,737	\$276,696	\$302,605

LOCATION OVERVIEW

Located in the growing City of McMinnville, the seat of Yamhill County, and surrounded by the world-famous agricultural and wine country of the Willamette Valley.

LOCATION

	DISTANCE	TIME
Hwy 99W	2.9 mi	8 min
I-5	30 mi	43 min
City of McMinnville	2.1 mi	6 min
Portland City Center	48.0 mi	1 hr 3 min



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