



OFFERED AT  
**\$18.00/ SF. NNN**

## 4025 Nimbus Loop McMinnville Oregon

Commercial space located on the McMinnville Municipal Airport.

Position your business at the intersection of progress and possibility. Whether you are an established enterprise or an up-and-coming innovator, this 2-story office building offers the flexibility and amenities your business needs to thrive.

For leasing inquiries or to schedule a personalized tour, please contact Kelly McDonald. Elevate your business presence; the gateway to your future begins here.

## FEATURES

- GENERAL COMMERCIAL ZONED
- 4000 SF
- HWY 18 EXPOSURE
- SHOWROOM
- PRIVATE OFFICES
- CONFERENCE ROOMS
- 30 PARKING STALLS



**Kelly McDonald, Principal Broker**

NATHAN LEVIN CO.

Main: 971 707 4590

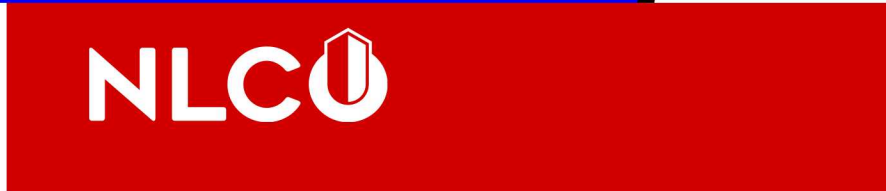
[kelly@nathanlevinco.com](mailto:kelly@nathanlevinco.com)

[www.nathanlevinco.com](http://www.nathanlevinco.com)

lic #201221911

Oregon Real Estate Agency Disclosure Pamphlet





**Legend**

**City Zoning**

- R-1
- R-2
- R-3
- R-4
- O-R
- C-1
- C-2
- C-3
- M-L
- M-1
- M-2
- A-H
- F-P



**County Zoning**

- LDR9000
- VLDR-1
- AF-20
- EF-80

**City Limits**

- Jurisdiction**
- City
  - County

**ZONING DESCRIPTION**

**General Commercial**

**4025 Nimbus Loop, McMinnville OR**

The C-3 Zone allows for wide range of retail, professional, and entertainment uses. The full zone code can be found on our website in PDF format or search the City of McMinnville for Chapter 17.33 of their municipal codes.



**Kelly McDonald, Principal Broker**  
NATHAN LEVIN CO.

Main: 971 707 4590  
kelly@nathanlevinco.com  
www.nathanlevinco.com  
lic #201221911

Oregon Real Estate Agency Disclosure Pamphlet



4025 SE Nimbus Loop, McMinnville, Oregon, 97128  
Drive time of 15 minutes

## Middleburg

Dominant Tapestry Segment

### KEY FACTS



57,694  
Total Population



\$437,007  
Median Home Value



2,255  
Businesses



54,904  
Daytime Population



37.1  
Median Age



0.69%  
2020-2023  
Pop Growth Rate



\$33,702  
Per Capita Income



2.7  
Avg Household Size



\$72,473  
Median Household Income



**Kelly McDonald, Principal Broker**  
NATHAN LEVIN CO.

Main: 971 707 4590  
kelly@nathanlevinco.com

[www.nathanlevinco.com](http://www.nathanlevinco.com)  
lic #201221911

Oregon Real Estate Agency Disclosure Pamphlet



LL



### LOCAL BUSINESSES

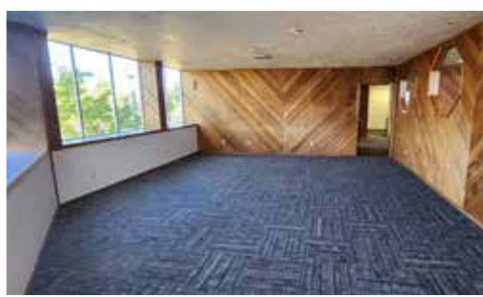
- McMinnville Airport
- Evergreen Aviation Museum
- Evergreen Water Park
- Oregon State Police
- Jerry Trimble Helli
- Comfort Inn & Suites
- Linnfield College
- CalPortland
- Jarvis Construction
- Chemeketa CC- Yamhill



### LOCATION Area Map

### 4025 Nimbus Loop, McMinnville OR

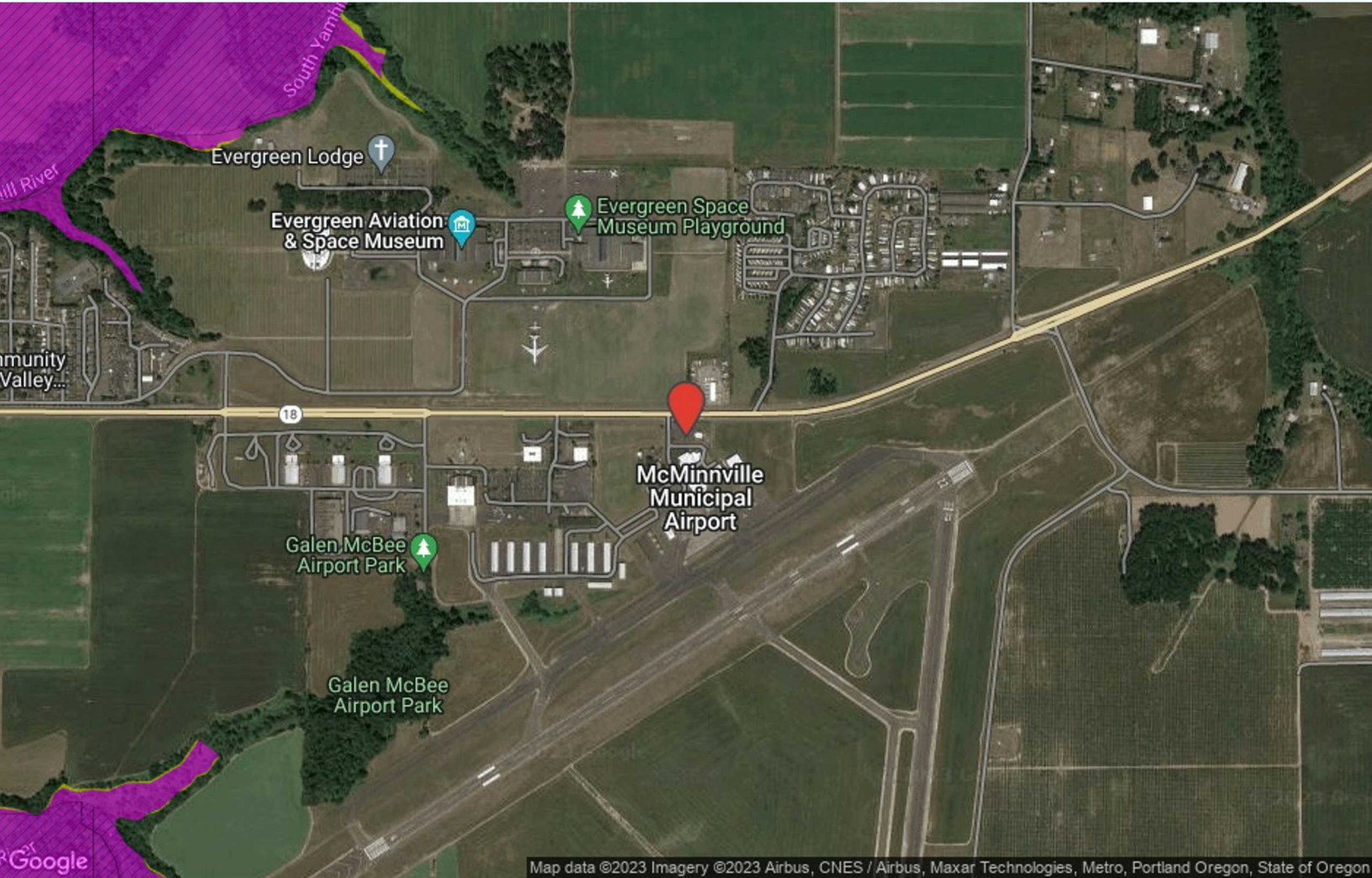
Sitting out in front of the McMinnville Airport, the location is visible from Hwy 18 and boasts a large parking lot. 36 miles from Portland and 23 miles from Salem.



**Kelly McDonald, Principal Broker**  
 NATHAN LEVIN CO.  
 Main: 971 707 4590  
 kelly@nathanlevinco.com  
 www.nathanlevinco.com  
 lic # 201221911

Oregon Real Estate Agency Disclosure Pamphlet





Flood Zones:  X500 or B Zone  A Zone  V Zone  D Zone  Floodway  CBRA

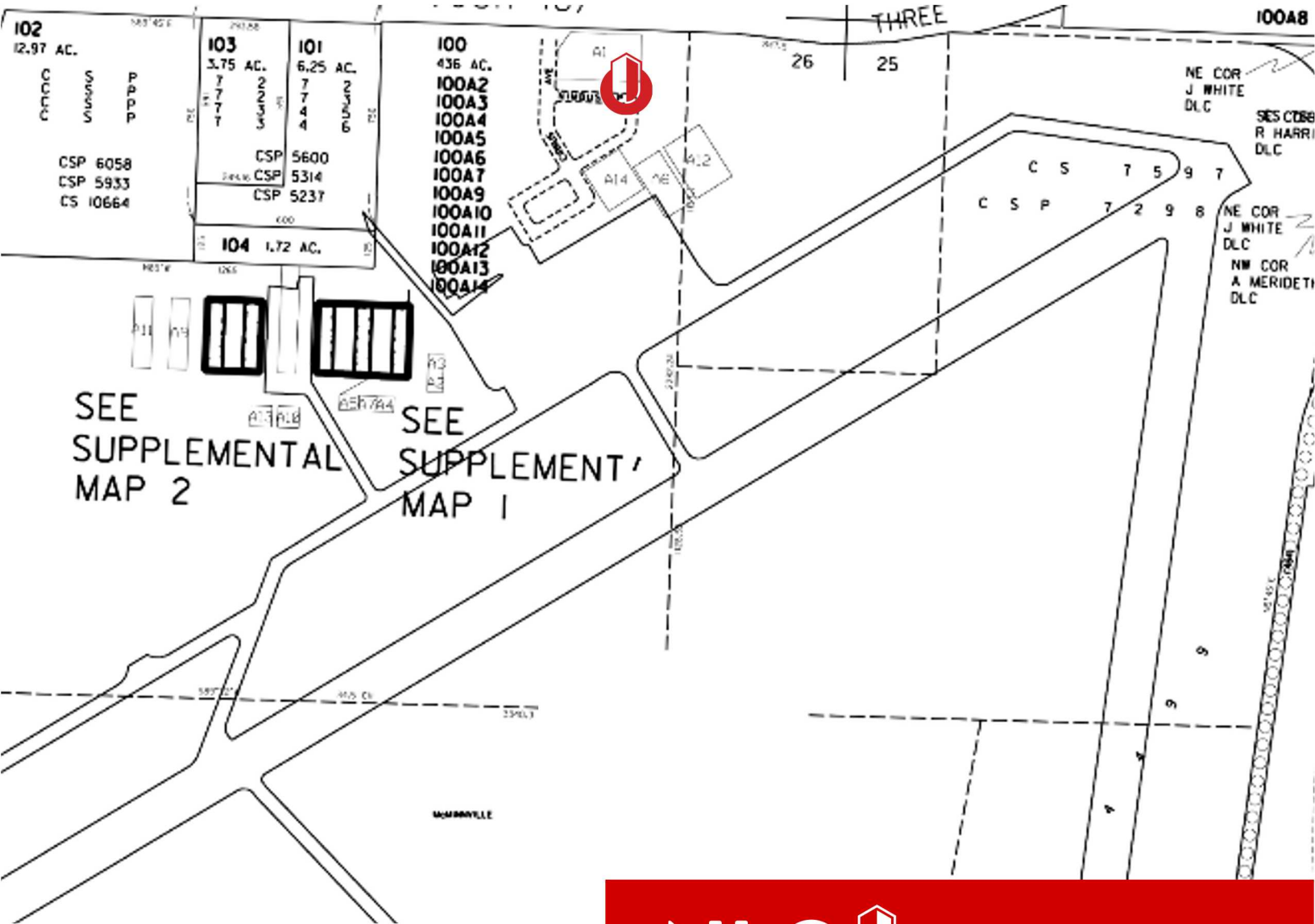


**Kelly McDonald, Principal Broker**  
NATHAN LEVIN CO.

Main: 971 707 4590  
kelly@nathanlevinco.com  
www.nathanlevinco.com  
lic #201221911

Oregon Real Estate Agency Disclosure Pamphlet





**COUNTY RECORDS**

- Parcel #171799
- 
- 
- 94,090 Square Feet
- Parcel #1902
- Property Class 201



**LOCATION**  
**Parcel Map**

**4025 Nimbus Loop, McMinnville OR**

Welcome to a unique opportunity to establish your business at the heart of innovation and convenience. This property, located on airport grounds in McMinnville, Oregon, offers versatile office space perfectly suited for a range of uses, including office operations, research and development (R&D), and industrial activities.



**Kelly McDonald, Principal Broker**  
NATHAN LEVIN CO.

Main: 971 707 4590  
kelly@nathanlevinco.com  
www.nathanlevinco.com  
lic #201221911

Oregon Real Estate Agency Disclosure Pamphlet

