

### 1245 NE Alpha Drive McMinnville, Oregon 97128 (2.85 acres)

Located in the McMinnville Industrial District next to Cart-Away Concrete. This 2.85 acreage is for lease and build to suit. Option for 2,500 – 10,000 sq. ft. warehouse/office space.

#### DETAILS

Land Area	± 2.85 acres
Type	Site
Status	Active
Certification	M-2 General Industrial
Sale	No
Lease	Call for information
Tax Lot	R4415 03100

#### UTILITIES

Electricity & Water	McMinnville Water & Light – Combined lowest rates in Oregon
Sewer	City of McMinnville
Gas	NW Natural
Telecom	City wide fiber optic network

#### CONTACT

##### ECONOMIC DEVELOPMENT

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McMinnville Economic Development Partnership  
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##### BROKER/OWNER

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