

For Sale - Investment Opportunity

Custom Manufacturing Facility

\$6,400,000 - CAP Rate 7.28%



Mary Martin Miller, CCIM
Owner/Principal Broker
Direct: 503-740-9200
Mary@MillerConsultingGroup.net

Mike Morris, Broker
Direct: 971-241-3847
Mike@MillerConsultingGroup.net

1300 NE Alpha Drive, McMinnville, OR 97128 Long

Term Single Tenant Industrial Lease

- World Class Technology Building in McMinnville, Oregon
- 55,400 approximate square feet of finished space on 2.98 acre lot
- Specialty manufacturing space, includes office, showroom, manufacturing space and warehouse
- Ten year single tenant lease, with 9 years remaining with two five year renewals

Contact Listing Office for Full Package



MILLER CONSULTING GROUP, LLC

COMMERCIAL AND INVESTMENT REAL ESTATE SERVICES

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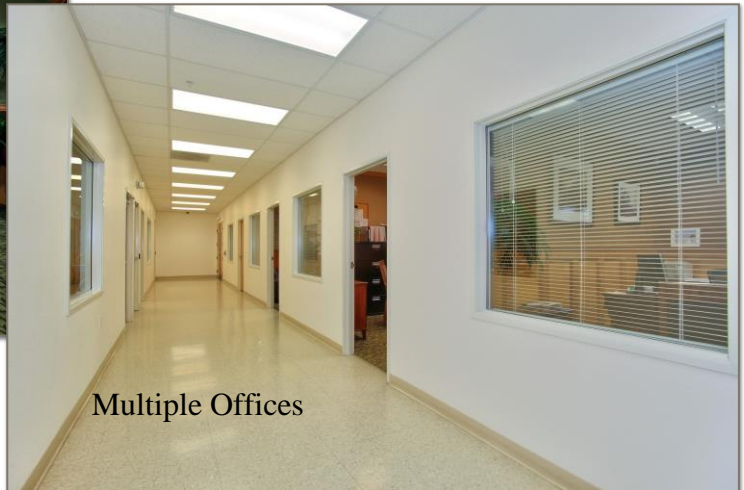
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Showroom



Conference Room



Multiple Offices



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Office Space



Custom Manufacturing Space



Custom Manufacturing Space



Custom Manufacturing &
Assembly Area



Custom Manufacturing Area



Warehouse

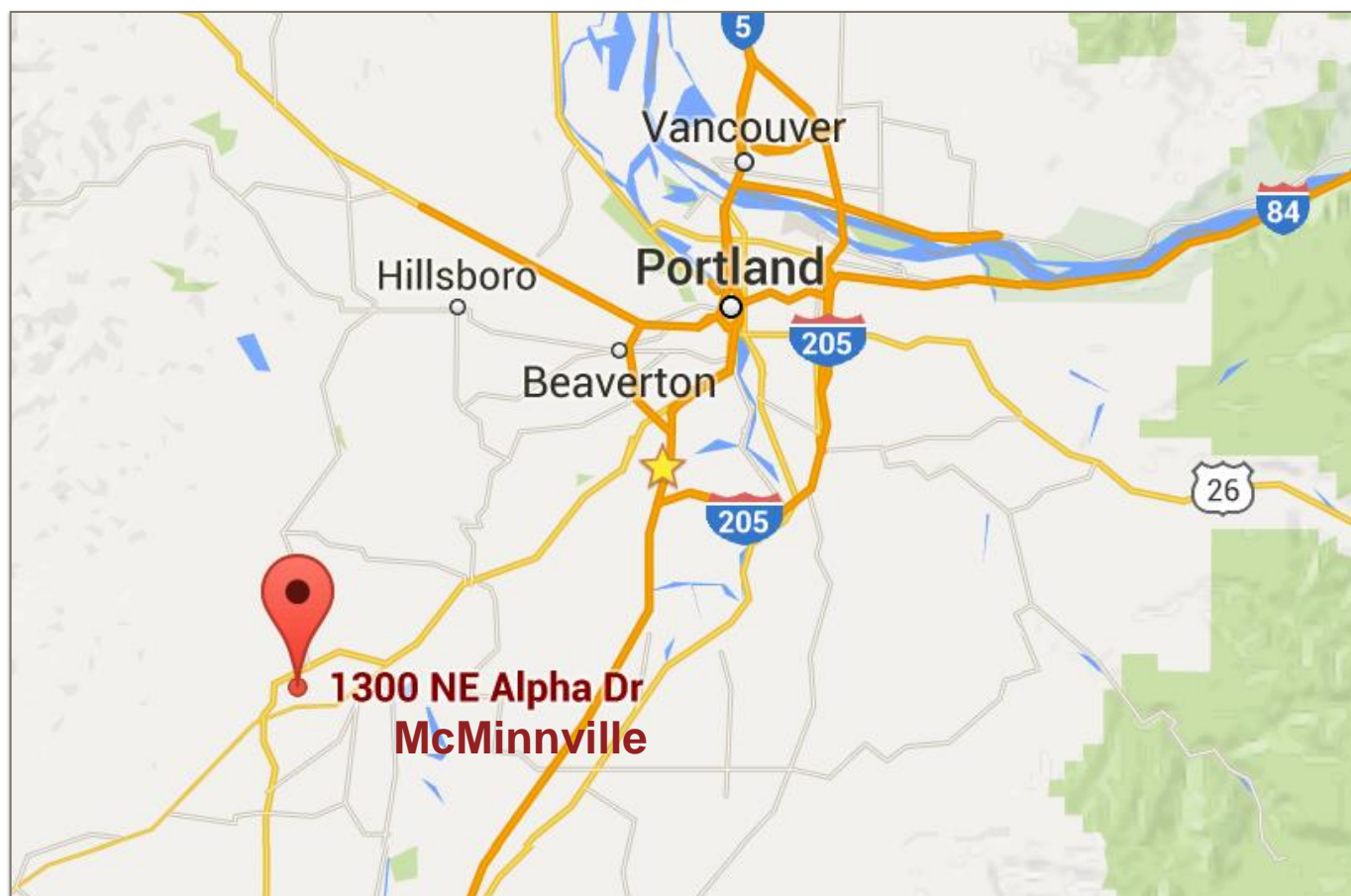


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