

INDUSTRIAL PROPERTY FOR LEASE

# MCMINNVILLE INDUSTRIAL / PRODUCTION SPACE

1436 NE LAFAYETTE AVE. , MCMINNVILLE, OR



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## OFFERING SUMMARY

Lease Rate:	\$0.85 SF/month (NNN)
Building Size:	19,733 SF
Office SF:	2,373 SF
Parking	On site Lot, Potential for additional of site parking
Renovated:	2019
Zoning:	M1

## PROPERTY OVERVIEW

McMinnville Industrial / Production Space with state of the art security, air flow handling units, and lab space. Ideal for food production uses, cannabis, or manufacturing.

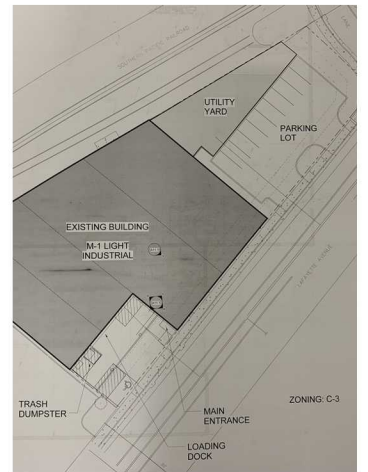
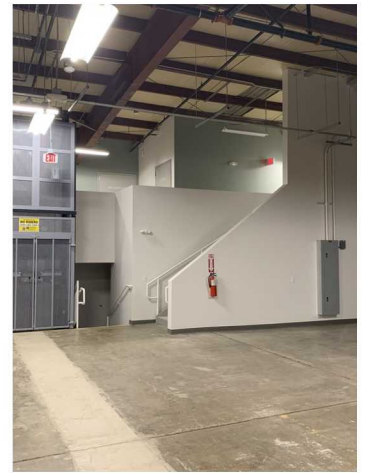
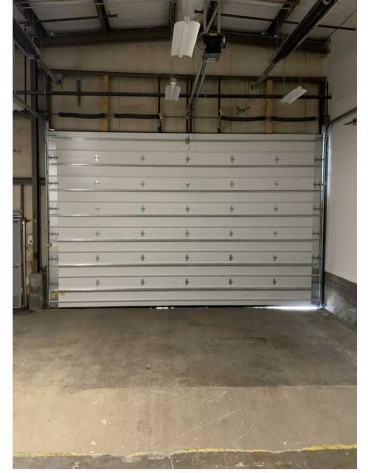
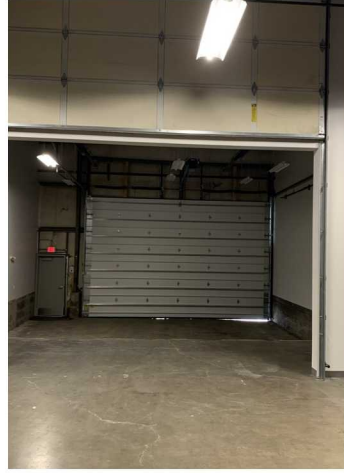
## PROPERTY HIGHLIGHTS

- 19,773 sq ft of usable footage, including 2,373 sq ft of second floor lab and office
- 480/3-phase power
- Fully sprinkled
- Material lift from lower level to warehouse level and lab/office areas
- Rail Potential / Existing rail spur on north side of building
- South-side office area includes formal reception area, creative office area and security office; East-side office area includes 3 lab/office areas on main floor and 2 office areas on second floor
- Security system: 33 cameras, 11 access control points (fob activated)

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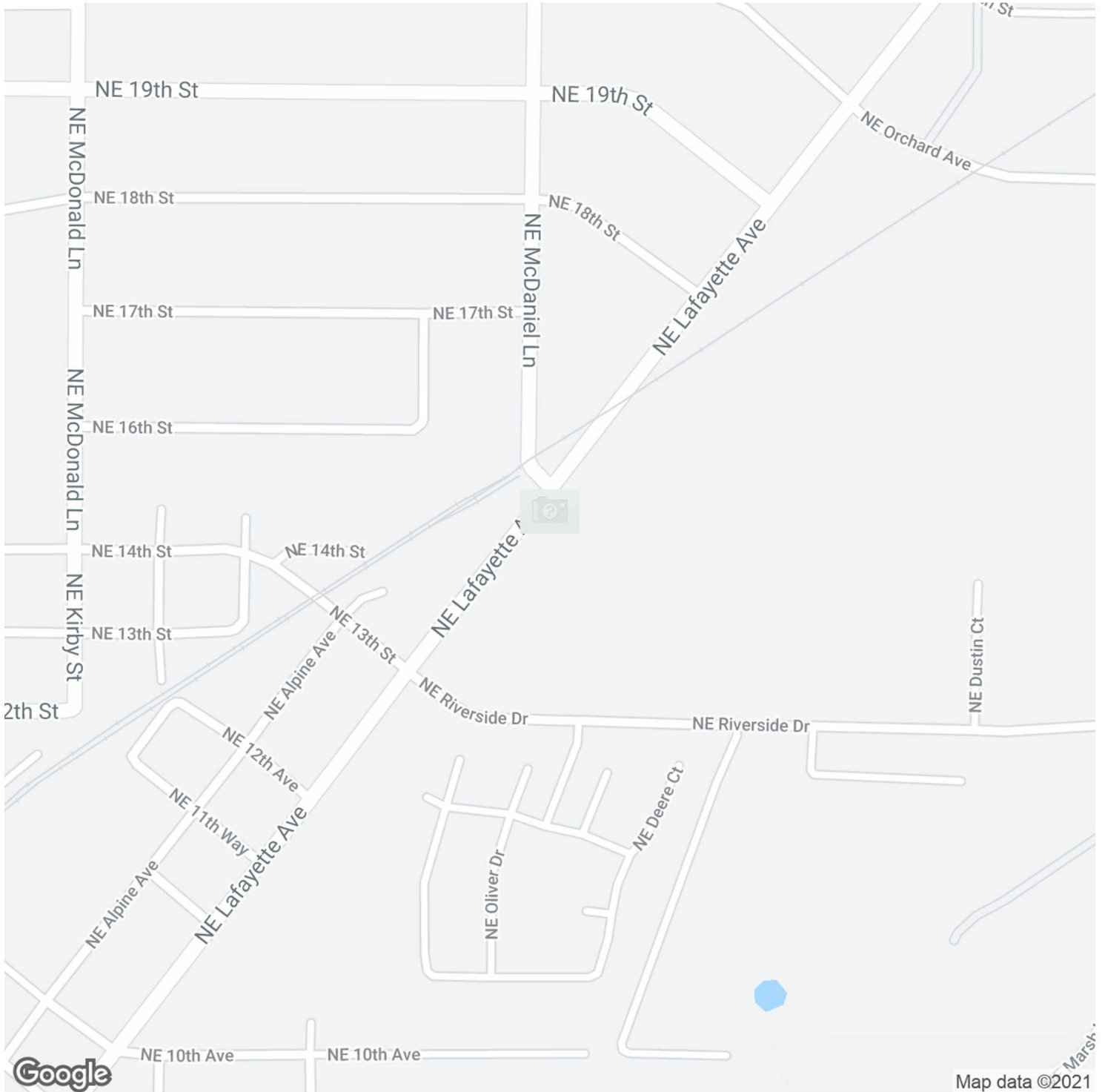
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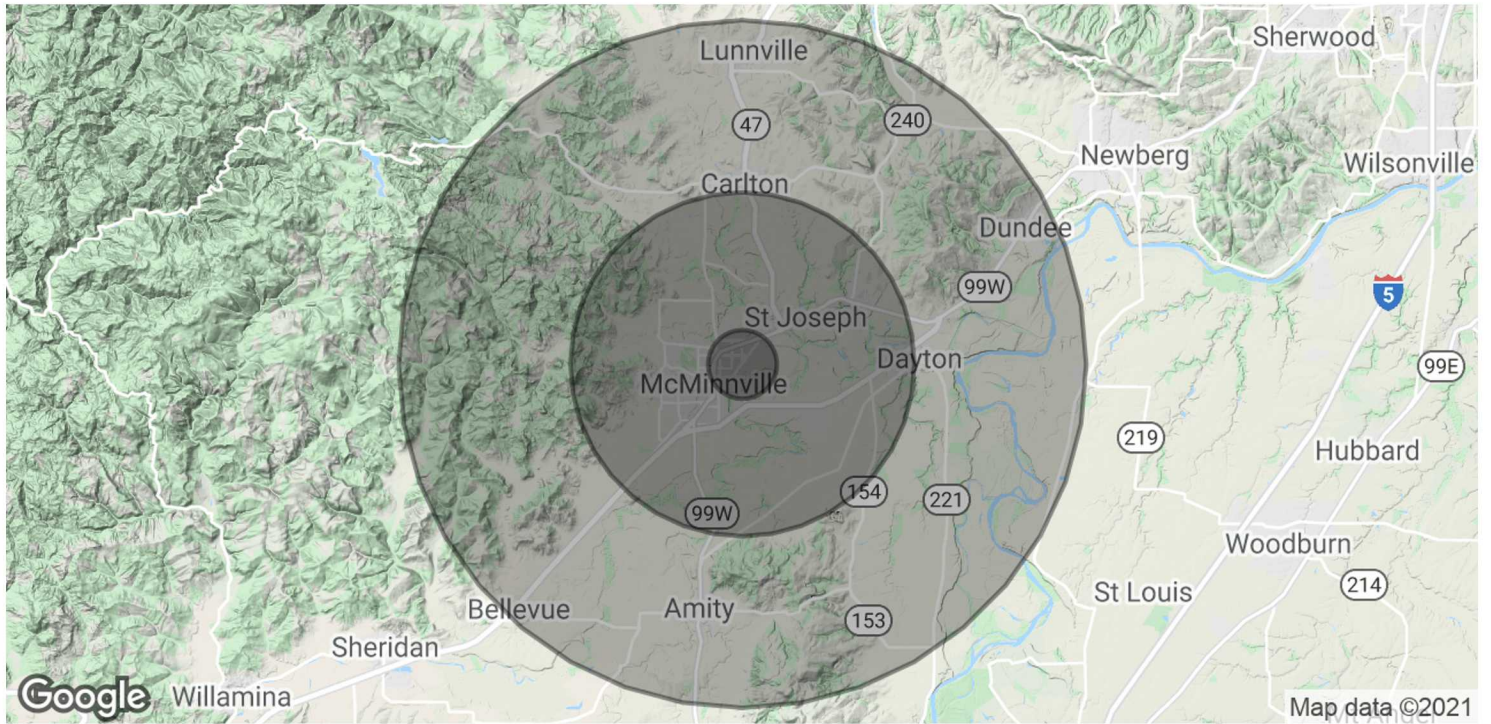
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	6,946	45,636	67,453
Average age	31.8	34.8	36.2
Average age (Male)	29.8	32.5	34.0
Average age (Female)	33.4	36.2	37.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	2,561	16,552	24,115
# of persons per HH	2.7	2.8	2.8
Average HH income	\$42,934	\$56,944	\$63,013
Average house value	\$208,407	\$279,607	\$303,071

\* Demographic data derived from 2010 US Census