



1439 NE LAFAYETTE AVENUE
MCMINNVILLE, OR 97128



INDUSTRIAL BUILDING FOR SALE

Newly renovated
standalone industrial
building zoned M1,
light industrial, now
available for purchase.

BUILDING FEATURES

- 19,773 sq ft of usable footage, including 2,373 sq ft of second floor lab and office area
- Recessed docks with heated loading area
- 480/3-phase power
- Fully sprinkled
- Gas space heating in warehouse
- HVAC in office areas
- Material lift from lower level to warehouse level and lab/office areas
- 2 ADA lifts
- Air handling and compressed air distribution lines
- Existing rail spur on north side of building
- Breakroom with lockers and an adjoining room plumbed for shower
- 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)
- Environmental: "No further action" letter issued by DEQ

SALE PRICE: \$2,163,000
APPROXIMATELY \$109 PER SQUARE FOOT

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