

### FOR SALE

# Warehouse with Fenced Yard

2727 NE ORCHARD AVE, MCMINNVILLE, OR



±8,000 SF Metal Warehouse on 3 Acres Fenced Lot

PETER STALICK 503.706.8180 peter.stalick@kidder.com STEVEN KLEIN 503.318.0916 steven.klein@kidder.com



### INDUSTRIAL SPACE FOR SALE

## Warehouse with Fenced Yard

2727 NE ORCHARD AVE, MCMINNVILLE, OR

#### PROPERTY OVERVIEW

±8,000 SF building size

±380 SF office space

**3 ACRES** (130,680 SF), approximately 1.27 acres is graveled and leased on a month-to-month basis for lumber storage. Lease could be kept or terminated when purchased with a 30 day notice.

**FENCED PERIMETER** around entire property is to provide security

**LOADING** - 1 grade level doors

**CLEAR HEIGHT** - 12' - 19'

YEAR BUILT - 1968

**NEW** LED lights

**HEAVY ELECTRICAL** distribution in warehouse and equipped with one-ton crane

**INSULATED WAREHOUSE** with some climate control

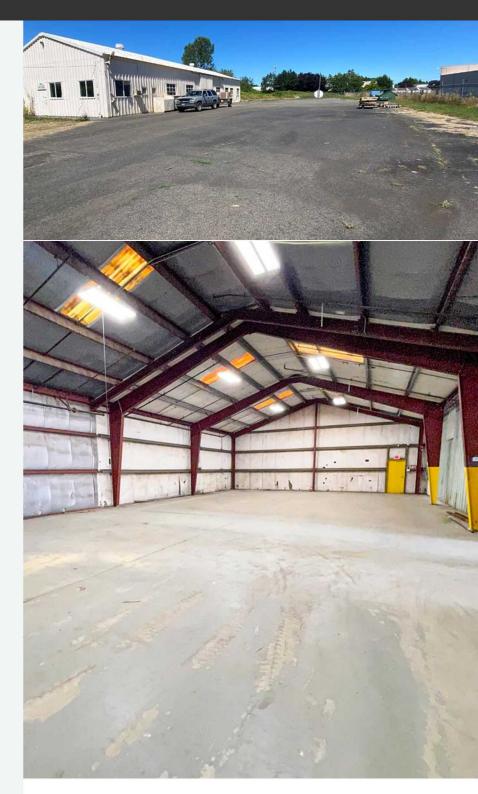
**CONSTRUCTION TYPE** - steel framed, metal skinned warehouse building

**LOCATED** in the heart of Oregon Wine Country, this property is ideal for building materials, equipment storage, or construction company

**SALE PRICE** - \$1,450,000

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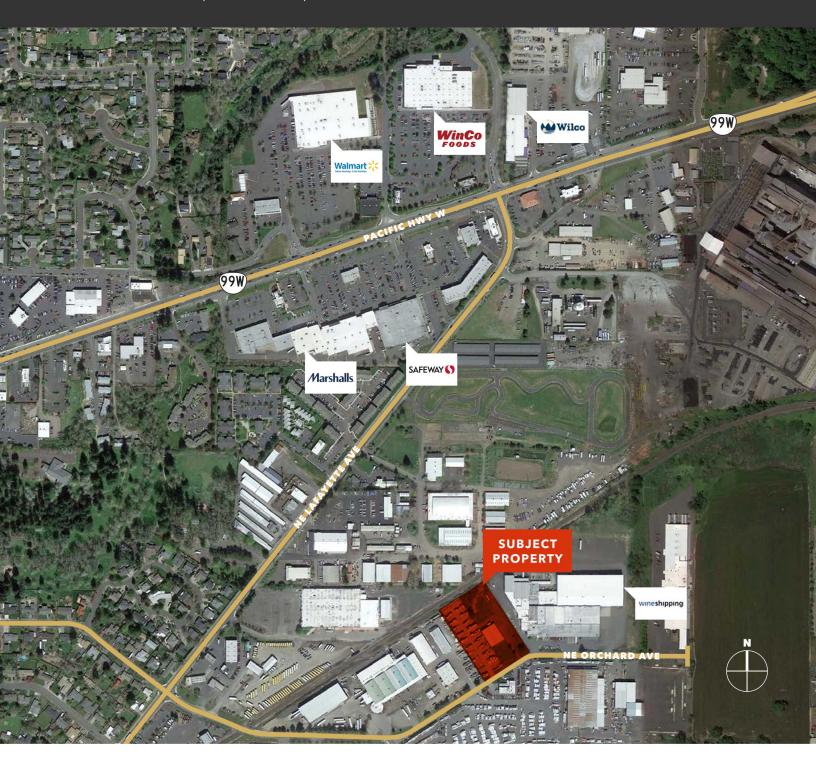


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### **INDUSTRIAL SPACE FOR SALE**

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