

FOR SALE

11,500 SF Building
+ 10,890 SF of Yard Space

280 SE Booth Bend Rd
McMinnville, OR 97128



PROPERTY HIGHLIGHTS

SHELL	±11,500 SF
OFFICE	±1,300 SF
YARD	±10,890 SF
LOT SIZE	1.20 Acres
YEAR BUILT	1970
GRADE DOORS	3 Oversized 16' x 16'
CRANES	(2) 2-Ton Cranes
POWER	3-Phase, 500 Amps
PARCEL	Tax ID# R4428C 00601
ZONING	M-1 Light Industrial (City of McMinnville)
PRICING	\$2,100,000

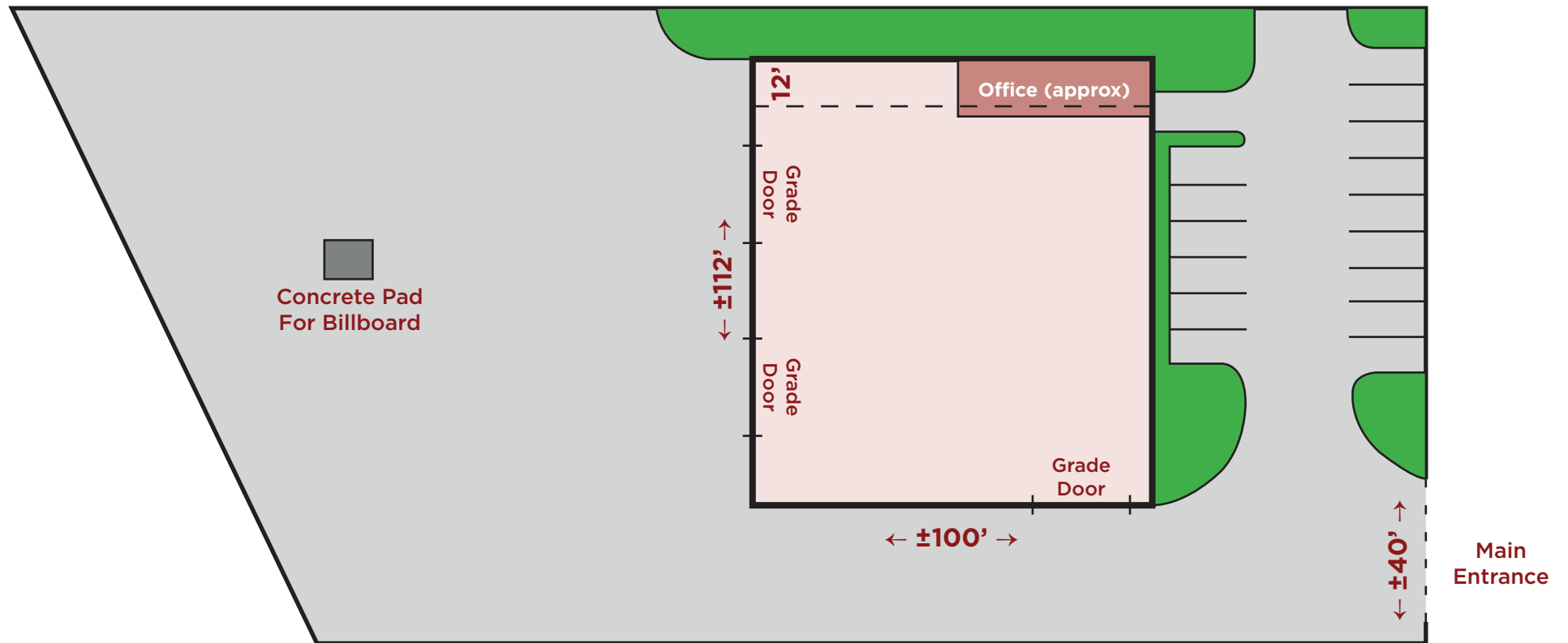
Conveniently located along Hwy 18 (±15,202 ADT) and less than one mile from the Hwy 99 junction, accessible via SE Booth Bend Road, this property combines excellent accessibility with close proximity to the heart of McMinnville and it's surrounding employee base.

The Property offers an ±11,500 SF shell with ±1,300 SF of office / break area / restrooms, as well as ±10,890 SF of very usable yard space. The building also boasts a large main shop three oversized 16' x 16' drive-in doors, 500 amps of 3-phase power, and two 2-ton cranes.



Floor Plan

280 SE Booth Bend Rd, McMinnville, OR 97128



(Please Note - Drawing / portions of floor plan are not to exact scale)

Site Aerial

280 SE Booth Bend Rd



SE Davis St

SE Booth Bend Rd

E McMinnville Bypass

18

280 SE Booth Bend Rd

±11,500 SF Building
±10,890 SF Yard
Total ±1.20 AC

(also available)
150 SE Booth Bend Rd

±28,000 SF Building(s)
±87,120 SF Yard
Total ±4.00 AC





DRIVE TIME / PROXIMITY		
Destination	Miles	Minutes
Newberg	12.7	25
Sherwood	22.2	40
Tigard	27.5	50
PDX Airport	48.7	90
Lincoln City	52.1	75



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