



Three Mile Lane Corporate Campus

For Sale & For Lease: Class A Owner-User Corporate Headquarters & Land Development | McMinnville, Oregon

3330 SE Three Mile Lane, McMinnville, OR 97128

EXCLUSIVE LISTING BROKERS

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OFFERING SUMMARY

Call for Pricing Information

BUILDING

30,649 SF

EXCESS LAND

5.27 Acres

PRIVATE HANGAR

9,000 SF

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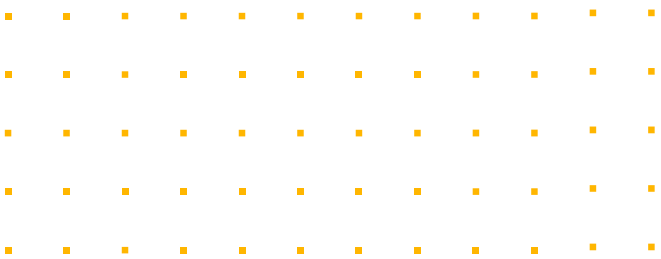


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01

EXECUTIVE SUMMARY

THE OFFERING

Investment Overview

SALE PRICE & LEASING INFO

Call for Pricing Info

INVESTMENT TYPE

Owner-User | Investor | Developer

BUILDING SQUARE FEET

30,649 SF

PARKING

2.59/1,000 (79 Stalls)

YEAR BUILT / RENOVATED

1992 / 2020

ZONING (BUILDING)

M-2 General Industrial (*Pending* M-1 Light Industrial)

TOTAL LAND AREA | IMPROVED SITE

7.99 AC (347,839 SF) | 2.72 AC (118,483 SF)

EXCESS LAND

5.27 AC (230,642 SF)

ZONING (EXCESS LAND)

M-2 General Industrial (*Pending* C-3 General Commercial)

OPPORTUNITY ZONE

Yes – Federally Designated

PRIVATE HANGAR SQUARE FEET

9,000 SF (90'x100')

COUNTY

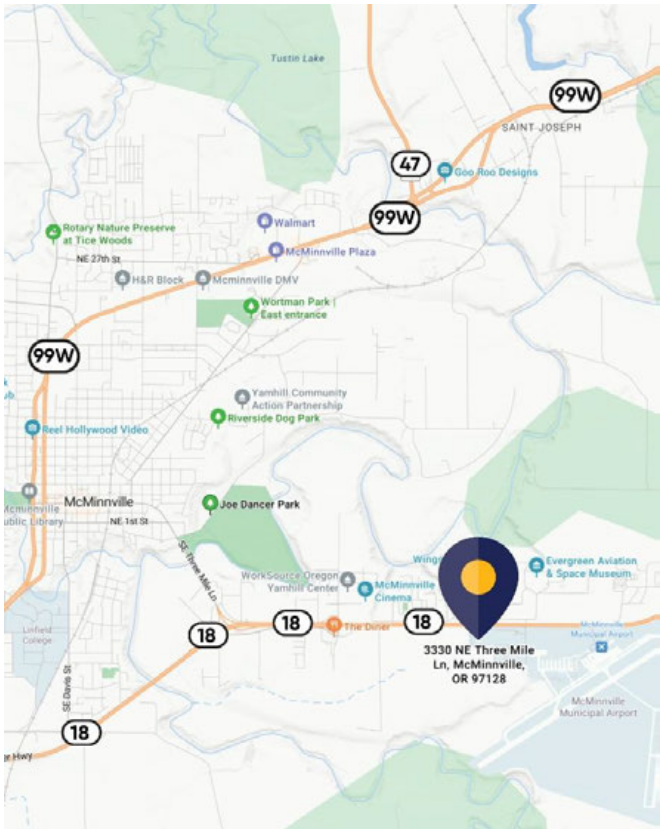
Yamhill



Three Mile Lane Corporate Campus 3330 SE Three Mile Lane, McMinnville, OR 97128

Three Mile Lane Corporate Campus is a 30,649 RSF Class A corporate headquarters offering the Pacific Northwest's rarest convergence of assets: a fully renovated institutional-quality facility with 5.27 acres of developable excess land within a 190-acre innovation district, federally designated Opportunity Zone benefits, and private aviation access at McMinnville Municipal Airport approximately one mile away.

The campus is available through three distinct structures: a full-building NNN lease, a campus-wide owner-user acquisition, or a separation of the building and excess land as independent transactions. A 9,000 SF private hangar located at McMinnville Municipal Airport is available as an optional addition to any of the three transaction structures.



OFFERING HIGHLIGHTS

- **Three Acquisition Structures:** Available for full-building NNN lease, campus-wide owner-user acquisition, or structured separation of building and land as independent transactions. Optional 9,000 SF private hangar available as an add-on as part of building sale.
- **5.27 Acres of Developable Excess Land:** Pending C-3 General Commercial rezoning. Signalized Highway 18 frontage. Permitted uses include retail, office, medical, multifamily, hospitality, and light manufacturing.
- **McMinnville Landing Adjacency:** One of three private landowners within the 190-acre McMinnville Landing Innovation District. 2,100 planned jobs. Limited institutional supply in the surrounding market. Current Zoning is M-2 General Industrial.
- **Opportunity Zone | Act by December 31, 2026**
- **Class A 2020 Renovation:** 30,649 RSF headquarters. Office build-out with executive finishes along with a warehouse/event space with 28-foot clear height.
- **Optional Private Hangar:** 9,000 SF at McMinnville Municipal Airport (KMMV), approximately 1 mile away. ILS-capable runway. Available with any transaction structure.

02

OPPORTUNITY OVERVIEW



Opportunity Overview

OPTION 1

Lease the Campus

For corporate tenants seeking Class A headquarters space

Occupy 30,649 RSF of fully renovated Class A office and warehouse space at a rate 25 to 35% below comparable Portland Metro alternatives. Move-in ready with no construction timeline or build-out risk. Infrastructure in place for headquarters, R&D, training, and operations under one roof.

OPTION 2

Acquire as Owner-User

For companies seeking to own their headquarters

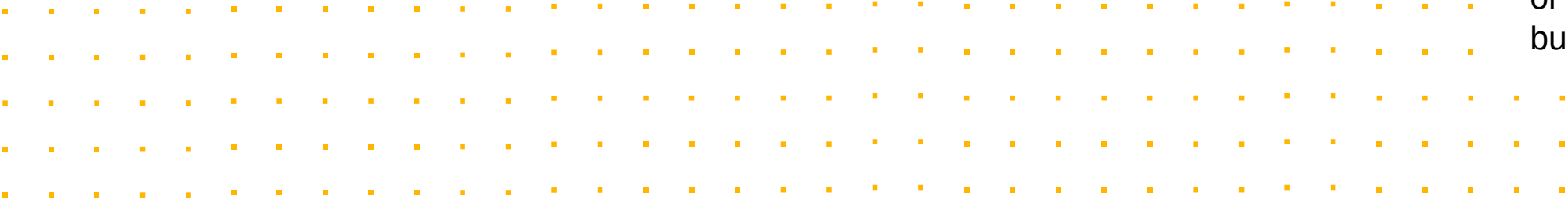
Acquire the full campus or the building itself and convert occupancy cost into equity. SBA 504 financing enables acquisition with as little as 10% down. Opportunity Zone designation provides additional capital gains deferral and potential elimination benefits for qualifying investments. Build institutional real estate equity while controlling your operating environment.

OPTION 3

Acquire Land and Develop

For investors and developers seeking land within an emerging innovation district

The 7.99-acre parcel can be separated: the improved building sold or leased independently while the 5.27 acres of excess land is positioned for C-3 General Commercial development. The excess land sits within the 190-acre McMinnville Landing Innovation District, carries Opportunity Zone status, and fronts a signalized Highway 18 intersection. A developer or investor can acquire the land, the building, or both.



03

BUILDING OVERVIEW

BUILDING OVERVIEW

FOR SALE & FOR LEASE

Three Mile Lane Corporate Campus is a 30,649 RSF headquarters-quality office/flex building that combines a fully renovated corporate office environment with highly functional warehouse space.

Originally built in 1992 and extensively renovated in 2020, the property offers Class A interior improvements, modern building systems, and a move-in-ready layout designed to support executive leadership, collaboration, and day-to-day operations. The building served as the corporate headquarters of The Springs Senior Living, a regional senior living operator, prior to its current availability.

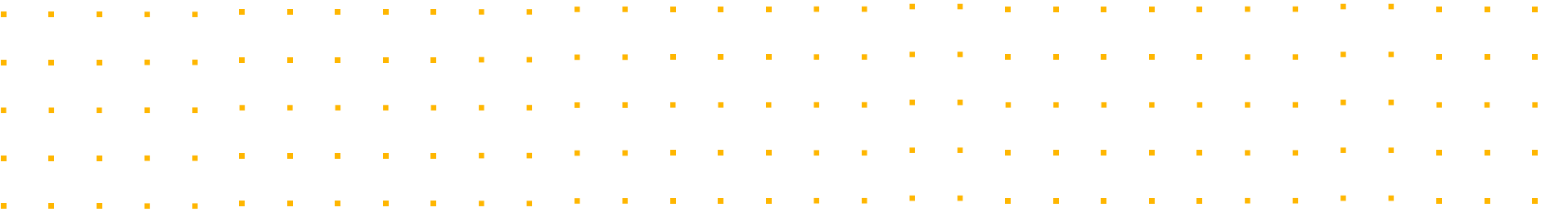
The office component includes updated mechanical, electrical, and plumbing systems, contemporary finishes and lighting, conference and collaboration areas, private offices, open work areas, a full kitchen, employee lounge, and fitness/locker room amenities.

A distinguishing feature of the property is its warehouse and event space, which provides flexibility not typically found in traditional office offerings. With 28-foot clear height and three roll-up doors, this space can accommodate light manufacturing, R&D prototyping, product assembly, secure storage, training functions, and event use.

Situated on a 2.72-acre improved site within the larger 7.99-acre parcel, the building offers a true campus setting and a compelling solution for tenants or owner-users seeking immediate occupancy, functional versatility, and headquarters presence without construction risk.

KEY SPECIFICATIONS

- 30,649 RSF total
- 28-foot clear height | 3 roll-up doors | Elevator served
- Steel and masonry construction | 2 stories | Built 1992 / Renovated 2020
- Class A finishes: fitness/locker rooms, full kitchen, employee lounge, conference rooms, private offices, open work areas
- 79 surface parking stalls | 2.58/1,000 SF ratio



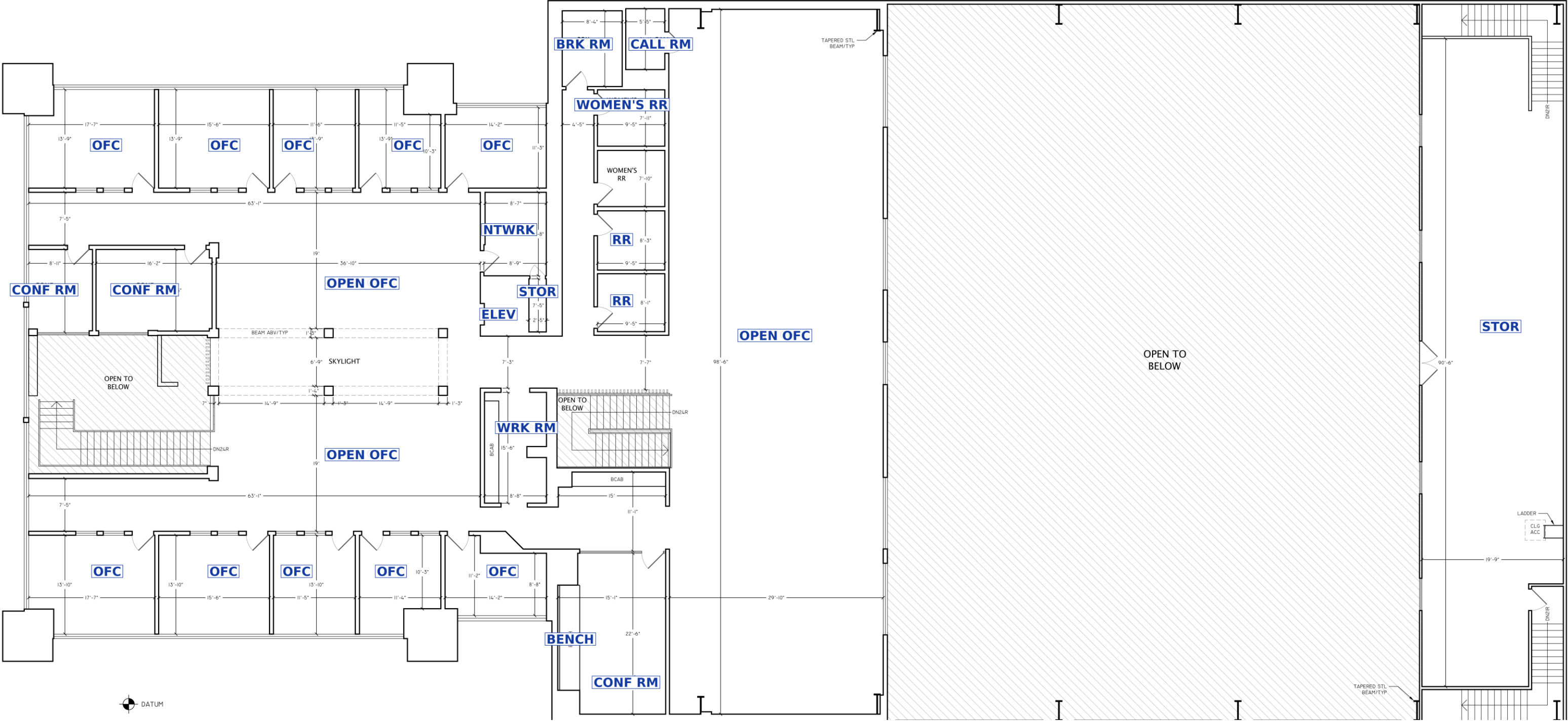
OWNER-USER OPPORTUNITY – FOR LEASE / FOR SALE

BUILDING FLOORPLAN - 1st FLOOR: 19,265 RSF



OWNER-USER OPPORTUNITY – FOR LEASE / FOR SALE

BUILDING FLOORPLAN – 2nd FLOOR: 11,384 RSF





















LAND OVERVIEW

EXCESS LAND: 5.27 ACRES (230,642 SF)

FOR SALE | DEVELOPMENT OPPORTUNITY | CURRENT ZONING M-2 (GENERAL INDUSTRIAL) | PENDING C-3 GENERAL COMMERCIAL REZONING

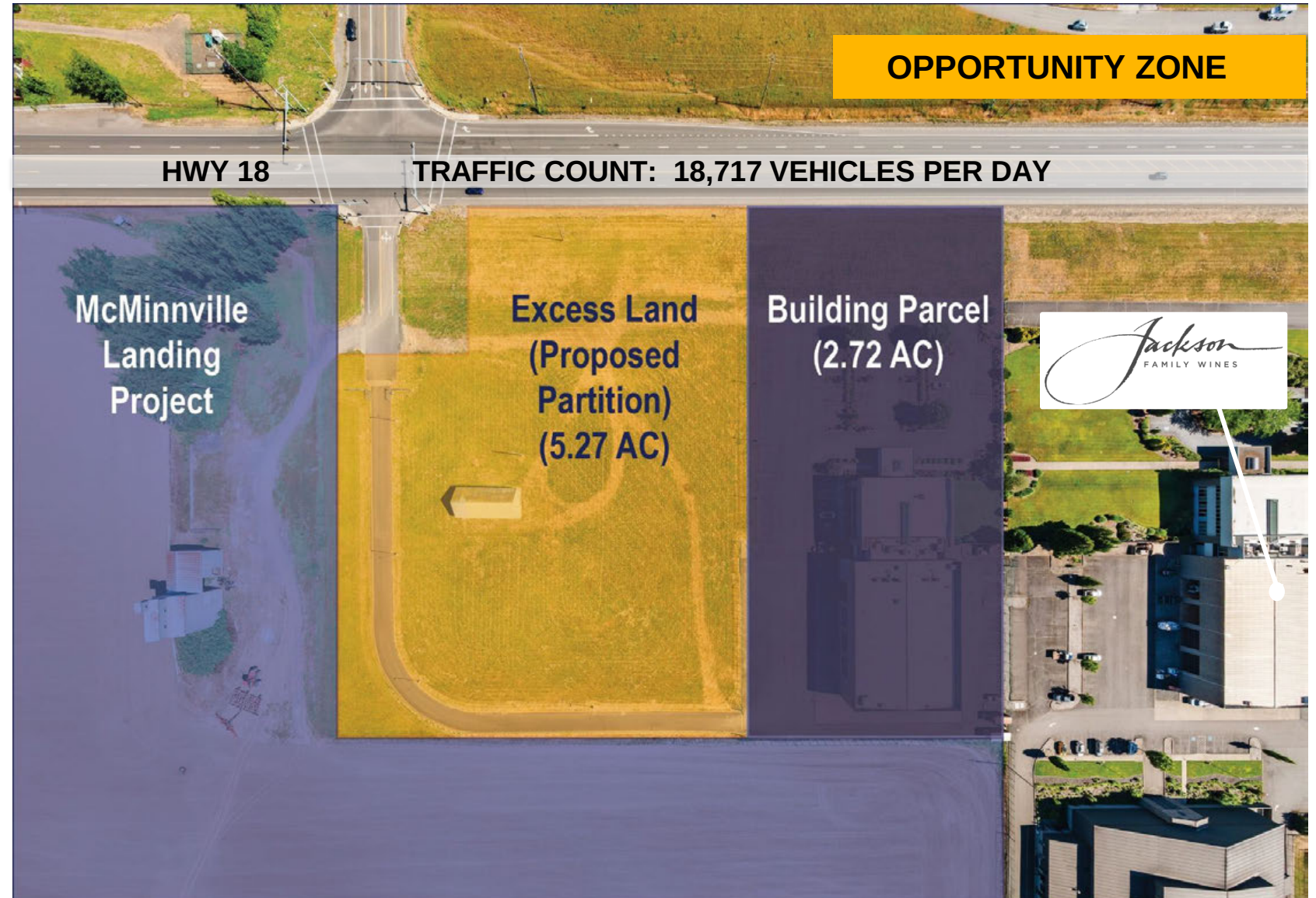
McMinnville Landing is a 190-acre district taking shape along the Highway 18 corridor in McMinnville. The 5.27-acre excess land parcel at 3330 SE Three Mile Lane represents the owner's developable Highway 18-fronting position within that district. The current zoning is M-2 General Industrial. City of McMinnville is actively processing a rezoning of the parcel to C-3 General Commercial, which permits the widest range of uses under the city's zoning code. Utilities have been extended to the site and signalized access at Highway 18 is established. The parcel falls within a designated Opportunity Zone, with the federal capital gains deferral deadline set at December 31, 2026.

LAND ATTRIBUTES

- **Size:** 5.27 acres of excess land, separable from the improved building parcel
- **Zoning:** Pending C-3 General Commercial rezoning, the widest permitted use matrix in McMinnville
- **Frontage:** Signalized access at Highway 18, one of the Willamette Valley's primary east-west arterials
- **District Context:** Within the 190-acre McMinnville Landing footprint. Compatible uses include commercial, mixed-use, hotel, medical, retail, and light industrial
- **Infrastructure:** Adjacent to a renovated Class A building on a fully improved site. Utilities are delivered to the site and access points are established
- **Airport Adjacency:** McMinnville Municipal Airport (KMMV) approximately 1 mile

MCMINNVILLE LANDING: WHY IT MATTERS

McMinnville Landing is a coordinated, multi-owner effort to develop a 190-acre innovation and commercial district along the Highway 18 corridor. The City of McMinnville is actively engaged in the rezoning process to support the district's buildout. The 5.27-acre parcel at 3330 SE Three Mile Lane sits at the Highway 18 frontage of that district, zoned for the broadest commercial use designation in the city, and with utilities in place



DEVELOPMENT SCENARIOS

- **Retail or restaurant pad sites:** Highway 18 visibility and signalized access support destination retail and drive-through concepts
- **Hotel/hospitality:** McMinnville wine country tourism, airport adjacency, and regional visitor economy support hospitality demand
- **Medical facility:** Willamette Valley Medical Center adjacency creates a logical healthcare corridor extension
- **Innovation campus expansion:** Consistent with McMinnville Landing programming for flex and incubator uses



HWY 18

TRAFFIC COUNT: 18,717 VEHICLES PER DAY



 McMinnville Municipal Airport

EVERGREEN
AVIATION & SPACE
MUSEUM

AC
HOTELS
MARRIOTE

(Est Delivery:
May 2027)

HWY 18

Jackson
FAMILY WINES



ZONING

Use Category / Example Uses	C-3 General Commercial (Current Zoning)	M-1 Light Industrial	M-2 General Industrial
Household living (multifamily, mixed-use)	P	N	N
Group living / institutional residential	C / N	C / N	C / N
Retail sales & service (general retail, restaurants)	P	P (limited / ancillary)	C / N (ancillary only)
Office / business & professional services	P	P (industrial / ancillary)	P / C (accessory to industrial)
Medical / dental clinics, outpatient centers	P	P / C	C
Warehousing & distribution	C / N	P	P
Manufacturing, processing, fabrication (light)	C	P	P
Manufacturing, heavy / high-impact industrial	N	C / N	P / C
Vehicle sales, service, and repair	P	P (fleet / trade oriented)	P
Contractor yards / outdoor storage	C / N	P (with screening)	P
Utilities and public facilities (non-waste)	P / C	P / C	P / C
Waste-related facilities (transfer, recycling, etc.)	N	C	P / C
Rail-served industrial / heavy logistics	N	P	P
Community services (schools, churches, public uses)	P / C	C	C

Legend	
P	Permitted
C	Conditional Use
N	Not Permitted



M-2 General Industrial Zone (Current Zoning)

The M-2 General Industrial zone is intended for more intensive industrial, manufacturing, processing, and distribution activities that require larger sites, greater building coverage, and higher levels of truck and equipment activity. This zone accommodates the full range of industrial operations permitted in the M-1 zone, along with heavier uses that may generate greater noise, traffic, and operational impacts, provided they can be reasonably mitigated on site. Non-industrial and commercial uses are generally limited so that land is reserved for long-term employment and industrial functions, and to minimize land use conflicts with nearby residential and commercial districts. Development in this zone is oriented to vehicular and freight access, with emphasis on internal circulation, loading, and screening, while still providing adequate buffering and transition where M-2 properties abut less intensive zones.

[View Zoning Information Online](#)

M-1 Light Industrial Zone (Pending rezoning effort for Office Building Parcel)

The M-1 Light Industrial zone is intended for lower impact industrial, warehousing, and employment uses that can locate near commercial and residential districts without creating significant off-site impacts. The zone emphasizes clean manufacturing, assembly, storage, and service uses that generate employment but limit noise, odor, and heavy truck traffic compared to general industrial areas. Limited commercial and service uses that support nearby businesses and employees may also be appropriate when they remain subordinate to the primary industrial character. Buildings in this zone are generally low- to mid-rise, with site design standards focused on functional access, screening of outdoor storage, and buffering where M-1 sites interface with more sensitive residential or commercial areas.

[View Zoning Information Online](#)

C-3 General Commercial Zone (Pending rezoning effort for Land Parcel)

The C-3 General Commercial zone is intended to serve as McMinnville’s broadest commercial district, accommodating a wide range of retail, service, office, and auto-oriented uses that draw from both neighborhood and community-wide trade areas. The zone is appropriate along major arterials and in established commercial corridors where larger format stores, multi-tenant centers, and higher traffic volumes can be supported. A mix of commercial and, in some locations, residential or mixed-use development may be allowed when designed to maintain the primary commercial function of the area and to support activity throughout the day and evening. Buildings in this zone may range from small storefronts to larger multi-story or multi-building developments, with design intended to balance auto access and parking with safe pedestrian connections, visibility, and compatibility with adjacent commercial or residential districts.

[View Zoning Information Online](#)



PROJECT OVERVIEW

McMinnville Landing is a 190-acre master-planned innovation district along Highway 18, backed by \$410,000 in state and federal grant funding, with McMinnville Water and Light planning a new electrical substation and both Highway 18 signalized intersections operating within ODOT mobility targets. The McMinnville Economic Development Partnership is actively marketing the district to developers and investors. The 5.27-acre excess land parcel at 3330 SE Three Mile Lane sits inside the district boundary with C-3 rezoning pending, utilities delivered, and direct Highway 18 frontage, offering a development-ready entry point into a district with full municipal and public backing.

Key Milestones

- 2022: City adopts Three Mile Lane Area Plan
- October 2025: Master Plan adopted by City of McMinnville
- January 2026: City Council adopts PD Overlay Ordinance No. 5168
- May 2026: MEDP begins active marketing to developers and investors

Planned Uses

- Advanced manufacturing, R&D, technology, and bioscience
- Aviation and aerospace support industries
- Office, flex, and incubator space
- Retail, dining, hospitality, and services

OPPORTUNITY ZONE

FEDERALLY DESIGNATED | DECEMBER 31, 2026 GAIN DEFERRAL DEADLINE

OPTION 1
CAPITAL GAINS DEFERRAL

Reinvest prior capital gains into a Qualified Opportunity Fund (QOF) investing in this property to defer federal tax on those gains until December 31, 2026. Investors with gains from securities, real estate, or a business sale can invest those proceeds into a QOF and defer the tax event.

OPTION 2
STEP-UP IN BASIS

Gains held in a QOF for at least five years receive a 10% step-up in basis on the deferred gain, reducing the ultimate tax liability on the original gain.

OPTION 3
TAX-FREE APPRECIATION

Gains generated by the Opportunity Zone investment itself are excluded from federal capital gains tax after a 10-year hold. A developer who builds and holds appreciating assets within this property pays zero federal capital gains tax on that appreciation.

ILLUSTRATIVE GENERAL SCENARIO

General educational example only. Consult qualified tax counsel before any investment decision.

An investor with \$1,000,000 in capital gains who invests those proceeds into a QOF in 2026 defers the tax liability through December 31, 2026. If held for 10 or more years, all appreciation generated within the QOF is excluded from federal capital gains tax entirely.

For a transaction in a market with the growth drivers present at McMinnvile Landing, a 190-acre master-planned innovation district with state and federal investment, active employer recruitment, and pending infrastructure improvements, the district's documented public investment, active employer recruitment, and pending infrastructure improvements represent identifiable factors that a buyer would weigh when assessing long-term appreciation potential.

PROGRAM PERMANENCE NOTE

Per the One Big Beautiful Bill Act (2025), the Opportunity Zone program has been made permanent beginning January 1, 2027 for new investments. This represents a significant policy development: OZ benefits are no longer a sunset program.

However, December 31, 2026 remains the deadline to invest deferred gains from prior transactions and access the full tiered benefit structure. Investors with qualifying prior-year gains have a defined and near-term window.

DECEMBER 2026 DEADLINE

The December 31, 2026 deadline to defer prior gains and begin the OZ clock is statutory. Investors who want to capture deferral benefits on prior gains must invest through a QOF by that date. This is a fixed window, not a rolling benefit.

COMBINED WITH MCMINNVILLE LANDING

An investor acquiring this land gets: a located position within an emerging 190-acre district, C-3 zoning with broad permitted uses, Highway 18 signalized frontage, airport adjacency, and the full stack of Opportunity Zone financial benefits. These location attributes and the Opportunity Zone tax structure are the two factors a buyer in this parcel would underwrite simultaneously.

Disclaimer: This information is provided for reference purposes only and has been obtained from sources believed to be reliable, but its accuracy is not guaranteed. Cresa Portland is not a tax, legal, or financial advisor, and prospective parties should consult their own professionals before making any decisions based on this material.

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PRIVATE HANGAR

PRIVATE HANGAR

FOR SALE | 4027 SE NIMBUS LOOP | McMINNVILLE MUNICIPAL AIRPORT (KMMV)

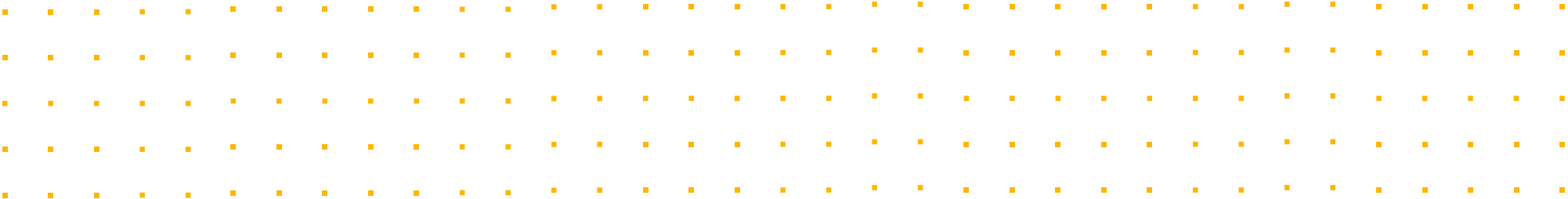
McMinnville Municipal Airport (KMMV) is approximately 1 mile from the campus. The airport operates a 5,420-foot ILS-capable primary runway with a 1,000-foot corporate stopway, capable of accommodating a wide range of business aircraft up to the mid-size category. On-site fixed base operator (FBO) Potcake Aviation provides fuel, hangar access, aircraft servicing, and pilot supplies, giving corporate operators a fully supported aviation environment one mile from headquarters. For an owner-user whose leadership team or clients travel regularly, direct private aviation access at this proximity reduces travel time and eliminates commercial terminal logistics.

HANGAR SUMMARY

- Size: 9,000 SF (90'x100') private hangar
- Location: 4027 SE Nimbus Loop, McMinnville Municipal Airport
- Approximately 1 mile from main campus at 3330 SE Three Mile Lane
- Available as an optional add-on with the purchase of the building

McMINNVILLE MUNICIPAL AIRPORT

- 650-acre facility, 3 miles SE of McMinnville, adjacent to the Three Mile Lane corridor
- Primary Runway 4/22: 5,420 ft x 100 ft, lighted, ILS instrument approach
- Runway 22 paved stopway: 1,000 ft, accommodates larger corporate s
- Secondary Runway 17/35: 4,340 ft x 70 ft, unlighted
- 123 based aircraft (2021): 94 single-engine, 7 multi-engine, 3 s, 15 helicopters
- 63,500 annual operations, avg 174/day; 98% general aviation
- FBO (Fixed Base Operator): Potcake Aviation, providing fuel, hangar access, aircraft servicing, and pilot supplies on-site
- 58 miles to Portland International Airport (PDX)









Chemeketa
Community College

WILLAMETTE VALLEY
MEDICAL CENTER

FIRCREST
SENIOR LIVING

Jackson
FAMILY WINES



Private Hangar
9,000 SF



McMinnville Municipal
Airport



McMinnville Municipal
Airport



Private Hangar
9,000 SF



LOCATION OVERVIEW

LOCATION OVERVIEW

McMinnville

MCMINNVILLE SNAPSHOT

Population (City): ~34,900 (2026 est.)

Population (5 Mile Trade Area): 46,502 (2025) → 47,246 (2030F)

Population Growth (5 Mile, 2025–2030): ~1.6% total (~0.3% annually)

Projected Growth by 2041: +31%

Average Median Household Income (5 Mile, 2025): ~\$94,700 / ~\$79,600

Avg / Med Home Value (City Area, 2024–2025): low to mid \$400,000s (approx. \$430,000–\$470,000 range)

Employment Base: : ~19,100 jobs across ~2,500 businesses within 5 miles; ~32,000+ jobs countywide (Yamhill)



AC
HOTELS
MARRIOTT
(Est Delivery:
May 2027)T

EVERGREEN
AVIATION & SPACE
MUSEUM

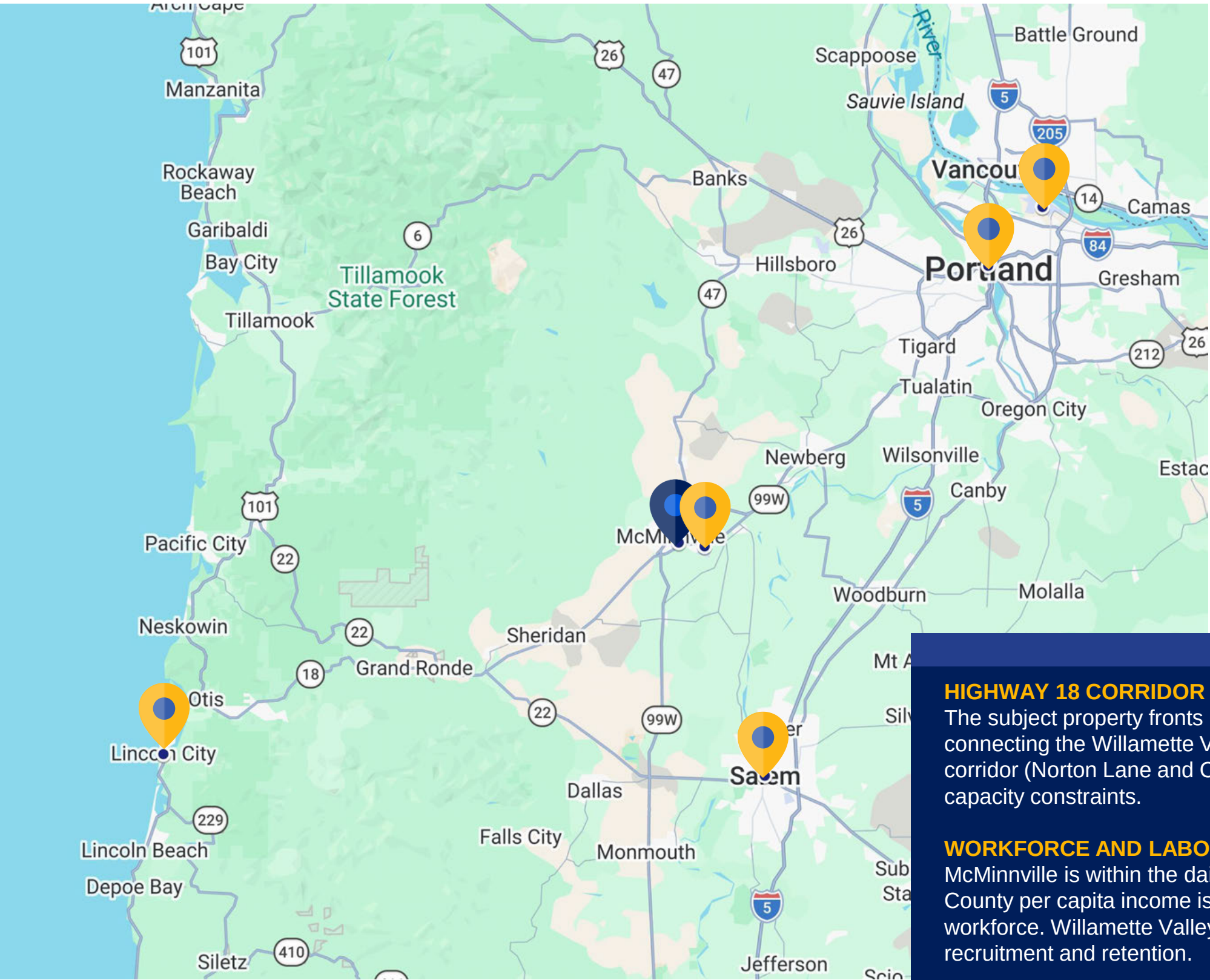
McMinnville Municipal
Airport

Jackson
FAMILY WINES

STRATEGIC POSITION BETWEEN PORTLAND AND THE OREGON COAST

McMinnville sits at the commercial center of Yamhill County, approximately 38 miles southwest of Portland along Highway 18, the primary arterial connecting the Portland Metro to the Oregon Coast, wine country, and the broader Willamette Valley. Rather than functioning as suburban fringe or a remote rural town, it operates as an independent employment hub for more than 19,000 local jobs while still drawing on the depth of the Portland–Vancouver MSA.

MCMINNVILLE: LOCATION OVERVIEW



DRIVE TIMES

38 Miles		45 Mins Portland Metro (Portland area) (via Hwy 18)
45 Miles		50 Mins Portland International Airport (PDX)
28 Miles		35 Mins Salem (State Capital) (via 99W)
55 Miles		60 Mins Lincoln City / Oregon Coast (via Hwy 18)
1 Mile		2 Mins McMinnville Municipal Airport (KMMV)

HIGHWAY 18 CORRIDOR

The subject property fronts Oregon Highway 18, one of the state's primary east-west arterials connecting the Willamette Valley to the Oregon Coast. Both major signalized intersections serving the corridor (Norton Lane and Cumulus Drive) operate within ODOT mobility targets with no near-term capacity constraints.

WORKFORCE AND LABOR SHED

McMinnville is within the daily commute shed of both Portland Metro and Salem labor markets. Yamhill County per capita income is the highest in the Mid-Valley region and reflects a well-compensated workforce. Willamette Valley wine country provides a quality-of-life context that supports executive recruitment and retention.

REGIONAL CONTEXT

County seat of Yamhill County. Willamette Valley Medical Center, Linfield University, and Chemeketa satellite campus provide healthcare, education, and workforce training infrastructure. McMinnville Water and Light is planning new electrical substation to support McMinnville Landing growth.

MAJOR INDUSTRIES IN McMinnville

Major Industries of McMinnville

McMinnville is the economic and cultural center of Yamhill County and the northern Willamette Valley, serving as a hub for retail, education, government services, and healthcare for surrounding communities, drawing workers from a regional trade area of more than 110,000 residents. While its early growth was rooted in agriculture and food processing, McMinnville’s economy has diversified significantly, adding strength in manufacturing, hospitality, and professional services.

Today, McMinnville is widely recognized as the heart of Oregon wine country and a leading gateway to the Willamette Valley, drawing visitors year-round to its award-winning wineries and revitalized historic downtown. Tourism stands among its fastest-growing sectors, complementing a stable local employment base and supporting ongoing demand for retail, medical, and service-oriented

Located within the Willamette Valley AVA, McMinnville sits in one of Oregon’s most established wine regions, drawing substantial visitor traffic and contributing to lodging and sales tax revenues that have increased by more than 75% in recent years. This tourism base supports a walkable historic downtown, a growing mix of hotels, restaurants, and tasting rooms, and visibility that is strong relative to the city’s size.

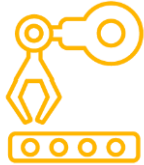
Within the city and its 5-mile trade area, population is estimated at roughly 46,000–47,000 residents, with forecasts calling for about 1.6% population growth and 1.7% household growth between 2025 and 2030. Median household income in this trade area is projected to increase from approximately \$79,500 in 2025 to more than \$81,000 by 2030, with average household income above \$95,000, indicating solid purchasing power. While the broader Portland–Vancouver–Hillsboro MSA has shifted into a slower-growth phase in recent years, McMinnville’s steady, forecasted gains in population, households, and income, together with a local labor force exceeding 16,000 workers, support a diversified tenant base.



4,083
RETAIL



3,246
HEALTHCARE



2,346
MANUFACTURING



1,642
HOSPITALITY



1,642
EDUCATION



2026 McMinnville Largest Employers

Willamette Valley Medical Center	574
Linfield University	401
Cascade Steel Rolling Mills	390
Betty Lou’s, Inc.	250
Meggitt Polymers and Composites	222
Oregon Mutual Insurance Co.	190

07

PROPERTY PHOTOS







3330
SE Three Mile Ln











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