

3330 SE Three Mile Lane

3330 SE Three Mile Ln, McMinnville, OR 97128



Price: \$8.40 /SF/Yr

The fabulously recently remodeled subject property is a multi-purpose building offering excellent Hwy 18 visibility for the Flex Building of approximately 27,900 square feet. The building is comprised of 11,576 SF of office and 16,362 SF of Warehouse with four 20' x 16' grade level doors that enjoy excellent loading access. Plenty of parking for the newly completed office renovation at 4.8 spaces per 1,000 SF of Office. The office area includes new: LED lighting, carpet, paint, CAT 6E wiring , HVAC, Roof, Skylights and numerous built out features for plug-n-play office environment. There are 17 private offices, open office areas, board/conference room, work room, elevator and more. The warehouse has a 20' clear height with heavy power and sprinklered.

McMinnville is home to numerous commercial enterprises and over 90 manufacturing companies that span industry segments. McMinnville offers the 3rd lowest water and the 2nd lowest electricity rates in Oregon; while claiming the lowest utilities in Oregon. McMinnville is only 25 miles from Salem and 36 miles from Portland. Highway 99W, Hwy 18 and the McMinnville Municipal Airport combine to offer ease of access for commerce. The subject property is conveniently located at the signalized intersection on Hwy 18 & Cumulus Avenue across from the Evergreen Waterpark & Museum with excellent proximity to McMinnville Municipal Airport. See Video: <http://youtu.be/xXmnAVFSBnl>

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Fabulous Fully Remodeled McMinnville Flex Building
Signalized Intersection at Hwy 18 & Cumulus Ave for Convenient Ingress/Egress
2018 Renovation (New: Roof, Skylights, HVAC, LED Lighting, CAT 6E, Parking w/
Office Parking Ratio of 4.8 spaces/1,000 SQFT,
Close Proximity to Airport and a Well Known Location Across Hwy 18 from the
Evergreen Waterpark/Museum
McMinnville Offers the 3rd Lowest Water and the 2nd Lowest Electricity Rates in
Oregon; While Claiming the Lowest Utilities in Oregon
Only 25 miles from Salem, 36 miles from Portland and 50 miles from the
Oregon Coast

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Exterior Office & Warehouse

Listing space

1st Floor

Space Available	27,938 SF
Rental Rate	\$8.40 /SF/Yr
Date Available	Immediate
Service Type	Triple Net
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

Premises A)	SQFT		Rent Rate/ Month	Rent Rate / Annual
Building Segments				
Office SQFT	11,576		\$ 1.05	\$ 12.60
Warehouse SQFT	16,362		\$ 0.45	\$ 5.40
Total Office & industrial SQFT	27,938			
Rent \$ Amount			\$ 19,517.70	\$ 234,212.40
Blended Rent \$ Amount	27,938		\$ 0.70	\$ 8.38

Premises B)					
Excess Land 4.90 Acres +/-				\$ 1,500.00	\$ 18,000.00
Gross Site Area	8.4	ACRES			
Site Area w/ Improvements (A)	3.5	ACRES			
Additional Land Area (B)	4.9	ACRES			

Property Taxes & Insurance		Per Month	Month/PSF	Annual	Annual/PSF
Property Taxes		\$ 2,917	\$ 0.10	\$ 35,000	\$ 1.25
Property Insurance (General)		\$ 217	\$ 0.01	\$ 2,600	\$ 0.09

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Property Photos



Entry Reception Area



2nd Floor Private Office

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Property Photos



2nd Floor Open and Private Offices



Conference Room

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Property Photos



Work Room



Kitchen Break Room

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Property Photos



Warehouse



Office Parking Lot

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Property Photos



Office Parking Lot



Office Entry Parking Lot

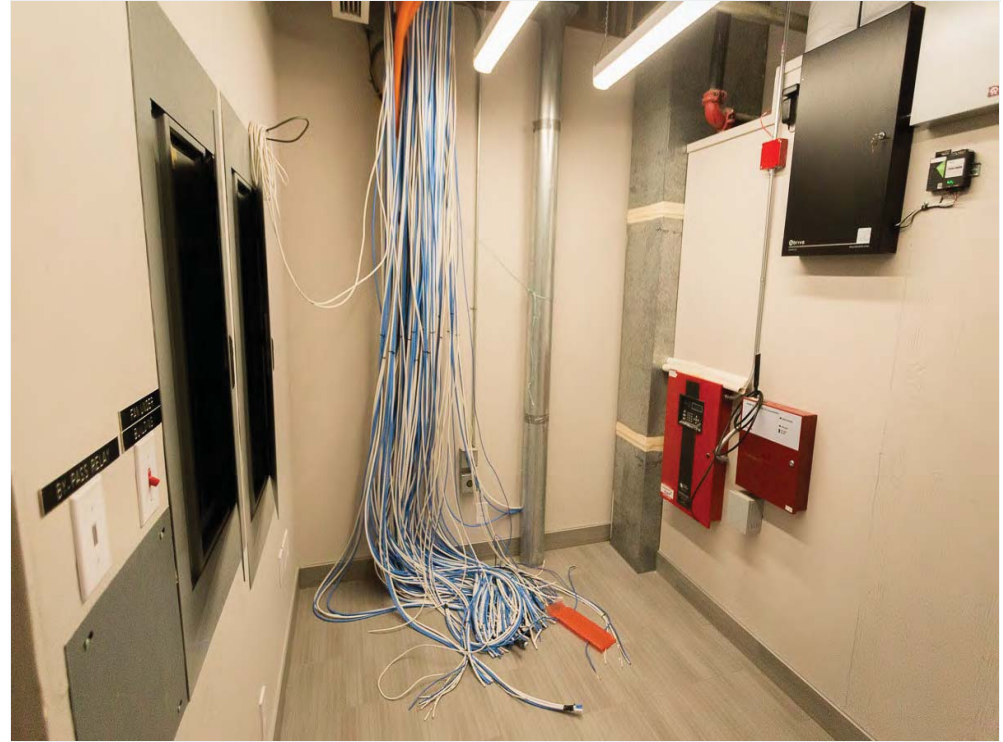
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Property Photos



Office Entry



CAT 6E - Technology Room

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Property Photos



Elevator



Restroom

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Property Photos



Signalized Intersection of Ingress/Egress



Warehouse Doors

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Property Photos



Signalized Ingress/Egress



Subject is Adjacent to Kendall Jackson's New 68,000 SQFT Winery

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Property Photos



Subject By Evergreen Waterpark & Museum



Evergreen Waterpark & Museum Across Hwy 18

3330 SE Three Mile Lane, McMinnville, OR

