

4180 NE Riverside Drive (20,000 sq. ft.)

Rare opportunity to own a large 20,000 sq. ft. light industrial clean building in McMinnville's Industrial District. Perfect 1031 exchange investment for a buyer. Income producing with a lease of \$16,000/month plus triple net, 3% yearly escalation. Office with 7 private rooms, conference room, bathrooms, small kitchen & reception room. 2 loading docks with roll up doors.



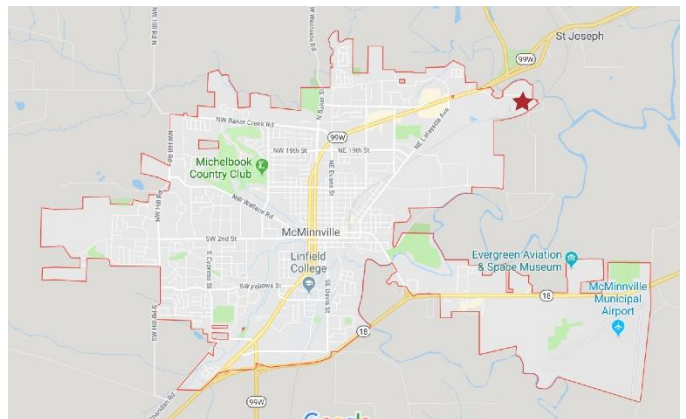
DETAILS

Land Area	± 3.8 acres
Type	Facility, 20,000 sq. ft.
Status	Active
Certification	M-1
Sale	For Sale, \$2,600,000
Lease	na
Tax Lot	R4414 00800



UTILITIES

Electricity & Water	McMinnville Water & Light – Combined lowest rates in Oregon
Sewer	City of McMinnville
Gas	NW Natural
Telecom	City wide fiber optic network



CONTACT

ECONOMIC DEVELOPMENT

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BROKER/OWNER

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Northwest Real Estate
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