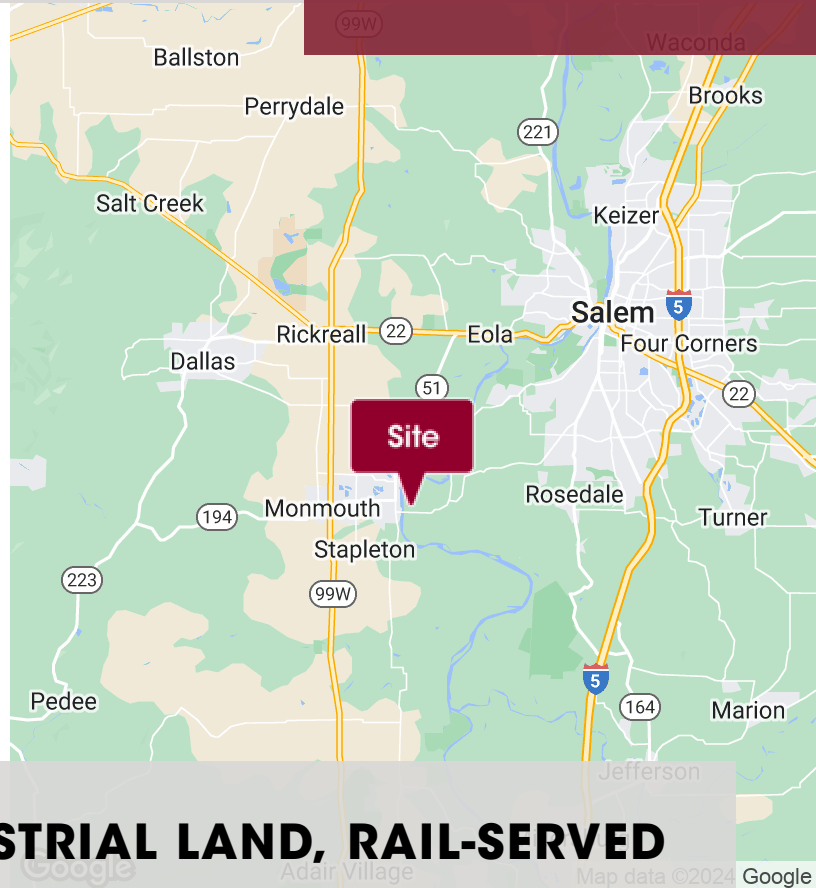


510 Hoffman Rd, Independence, OR 97351

FOR SALE



## 30 ACRES OF HEAVY-INDUSTRIAL LAND, RAIL-SERVED

### SALE PRICE

**\$3,350,000**

### OFFERING SUMMARY

**Lot Size:** 30.02 Acres

**Lot Details:** 27 Acres of Solid Rock Base, 18-20" Thick Asphalt Paving, Level Topography

**Zoning:** Heavy-Industrial

**Tenant Income:** \$144,720 Per Year

### PROPERTY SUMMARY

510 Hoffman offers a unique rail-served industrial land opportunity less than 20 minutes from Downtown Salem. The site is state-certified shovel ready and clears many early-stage development hurdles. Roughly 7 acres of the site is paved with asphalt, and the majority of the site is level-grade with a rock base.

The property is leased to a national-credit tenant \$144,720 per year with annual escalations. The lease can be terminated by the owner any time upon six months prior notice. This is an ideal development site, but the current income would be inherited by the buyer to offset short term carry costs.

### LOCATION OVERVIEW

- Located in an Enterprise Zone
- 5 Minutes from 99W
- 20 Minutes from Downtown Salem
- The City of Independence, OR is extremely business friendly and takes a Firm Pro-Business and Pro-Development Stance



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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

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## UTILITIES

Power	Pacific Power: 8 MW+ of Excess Capacity, Underground Power Hookup
Sewer	8" Mains with 200,000 GDP Excess Capacity (Sewer Connection is On-Site), City Sewer
Water	6" and 8" Mains with 60 PSI Operating Pressure and 250,000 GDP Excess Capacity, City Water with Extensive Stormwater Drainage System
Gas	NW Natural Gas has Multiple Mains Near the Site provide 100,000 Therm Per Month (NW Natural Gas Would Pay for Connection and Infrastructure for Large Users)
Internet/Phone	MINET High-Speed Fiber Optic Internet/Phone/TV.

## PROPERTY DETAILS

- 18-20" Thick Asphalt Paving
- 27 Acres of Solid Rock Base
- 6' Cyclone Fencing Secures the Entire Perimeter
- Modern Digital Readout Truck Scale, with Enclosed Building and Scale Equipment
- Site has a CURRENT General Air Contaminant Discharge Permit
- No Further Action Needed for Environmental or Wetlands Reports
- 5 Points of Entry/Exit: 2 Entrances on Hoffman + 2 Entrances on Stryker Road, with a 20' Permanent Easement on Polk Street for Trucks.
- Marijuana OK



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90% of the site is asphalt-paved or graveled and rocked



5 Entry and Exit Points (Westside gated and paved access depicted above)

35 Minutes to Oregon State University Campus



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## SHOVEL READY CERTIFICATION

This site has been issued a State-level certification that it 1. Is not in a flood plain 2. Has no wetlands constraints 3. Has no environmental constraints. Business Oregon's certification reads "the site is determined to be ready for the commencement of improvements in not more than 180 days after a business firm takes steps to acquire the land and build and operate at the site."

The site has also been given a "No Further Action Required" issuance from the Department of Environmental Quality, which allows a buyer to bypass the time and expense of obtaining a DEQ permit.

## RAIL SERVICE

Site has on-site access to Portland & Western Railroad. The 520 mile freight railroad runs along the property, and interchanges with the Albany & Eastern Railroad, BNSF Railway, Central Oregon & Pacific Railroad, Coos Bay Rail Link, Hampton Railway, Port of Tillamook Bay, and Union Pacific.



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