



## INDUSTRIAL LAND DEVELOPMENT OPPORTUNITY

### OFFERING SUMMARY

<b>Sale Price:</b>	\$6.00 / SF
<b>Lot Size:</b>	20.02 Acres
<b>Zoning:</b>	FD-10
<b>Pending Zoning:</b>	General Industrial (GI)

### PROPERTY OVERVIEW

The subject property offers an opportunity to acquire a large piece of industrial land appealing to developers and users alike. The property is within the UGB and adjacent to Forest Grove City limits, with a future zoning designation of General Industrial.

### PROPERTY HIGHLIGHTS

- Large parcel, single ownership
- Opportunity Zone
- Within Urban Growth Boundary
- Shovel Ready Certified by the Business Oregon
- Pending General Industrial Zone allows for wide range of industrial uses
- Non-voter annexation process
- Enterprise Zone
- Available due diligence includes, survey, wetlands report, and phase 1 environmental

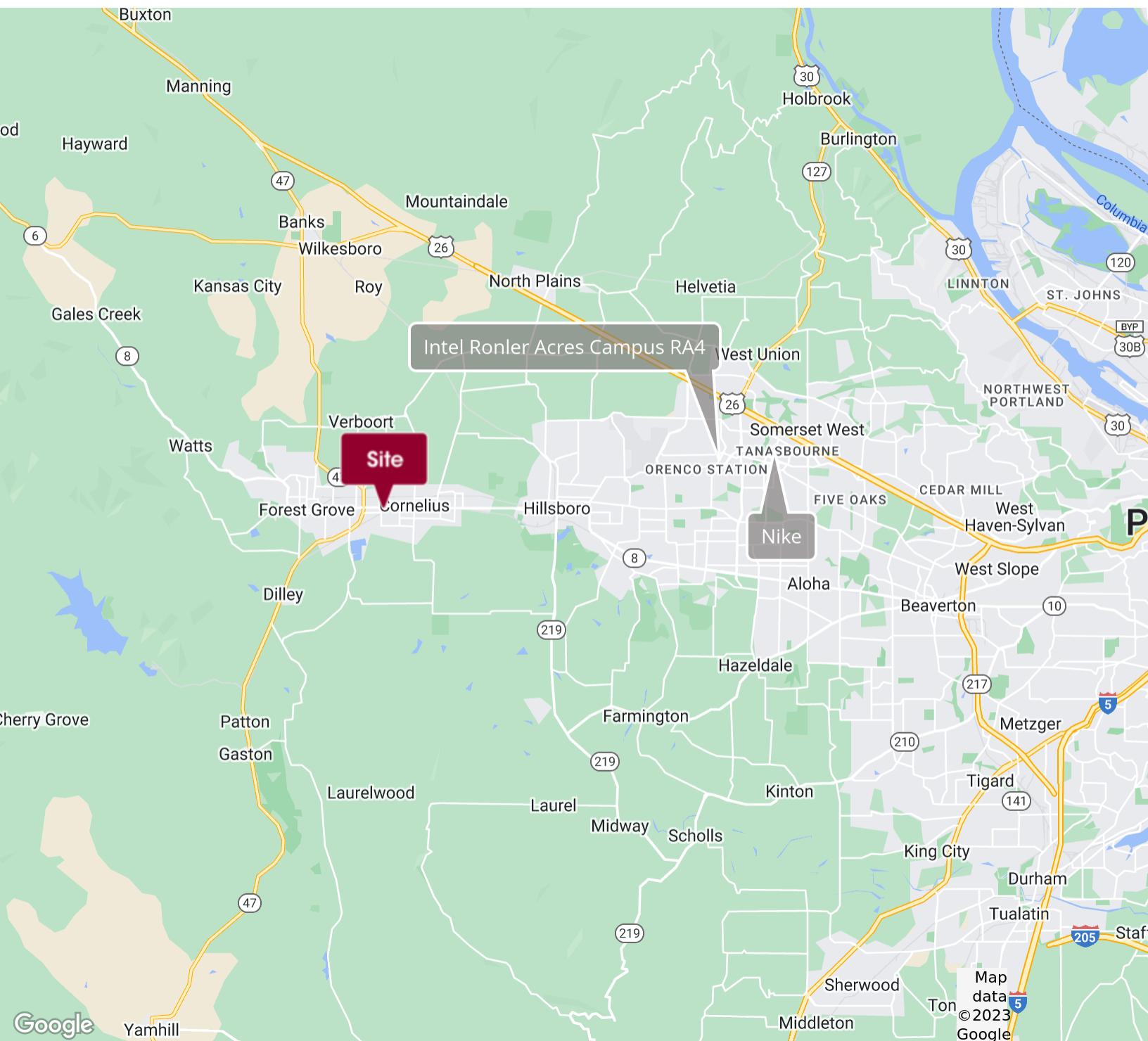


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# FOR SALE

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