



LARGEST SHOVEL-READY INDUSTRIAL PARCEL IN WASHINGTON COUNTY

OFFERING SUMMARY

Sale Price:	\$16,814,160
Lot Size:	38.6 Acres
Price / SF:	\$10.00
Zoning:	Business Industrial Park (BIP), City of Forest Grove
Permitted Uses:	Call centers, data centers, research & development, manufacturing, & warehousing

PROPERTY OVERVIEW

This 38.6-acre shovel-ready property is now available for sale. The Business Industrial Park (BIP) zoning allows for multiple uses including call centers, data centers, research and development, manufacturing, and warehousing.

PROPERTY HIGHLIGHTS

- Annexed into City of Forest Grove
- Outside 100-year floodplain
- No wetlands
- Relatively flat topography
- Public utilities readily available
- Business Oregon shovel-ready designated
- City of Forest Grove Enterprise Zone incentives

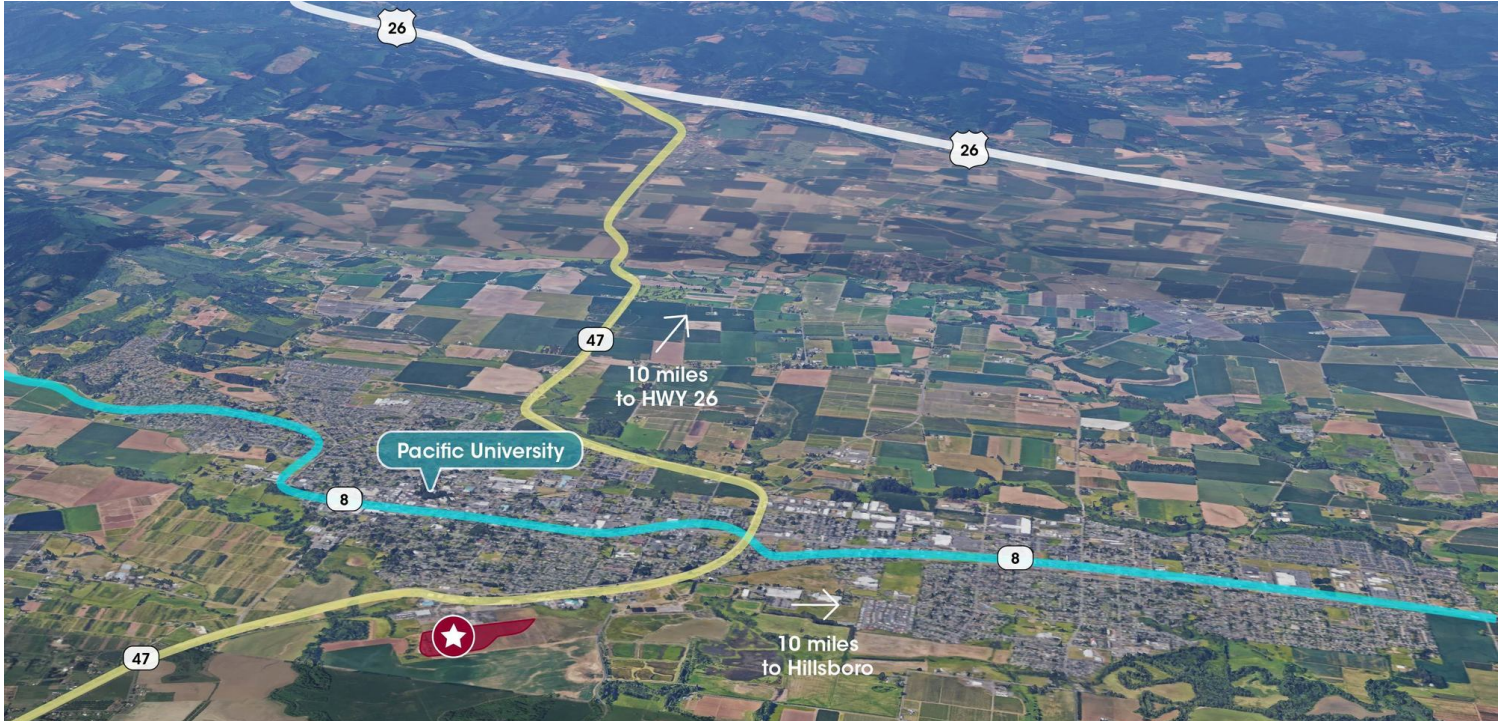


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FOR SALE

600 Elm Street, Forest Grove, OR 97116



City of Forest Grove

- Low-cost, pro-business environment
- Power rates 11.5% less than adjacent urban areas
- One of Oregon's fastest growing communities
- Access to highly skilled workforce within 10 miles
- Great schools, affordable housing

	5 mile radius	10 mile radius	25 mile radius
Population	53,775	176,000	1,285,000
Labor Force	25,000	90,000	642,000



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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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