

# Warehouse Opportunity in Key Logistics Location

2910 THREE LAKES ROAD SE, ALBANY, OR 97322

**BTS OPPORTUNITIES FROM 150,000  
TO 1,170,775 SF OR LAND SALE  
OPPORTUNITIES FROM 20-68.68 AC**



**FOR SALE  
OR LEASE**

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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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## PROPERTY DESCRIPTION

Rare Interstate 5 frontage industrial development on over 68 acres of industrial land. The site is able to accommodate up to a 1,170,775-square-foot distribution facility. Ownership is willing to pursue requirements as small as 150,000 SF. As proposed the site would include 797 automotive parking spaces, 250 trailer stalls, and 221 dock doors with loading from 3 sides. Column spacing runs 60' feet from east to west and 56' from north to south. At its widest part, the building will be 600' and span 2,024' long with a 36' clear height.

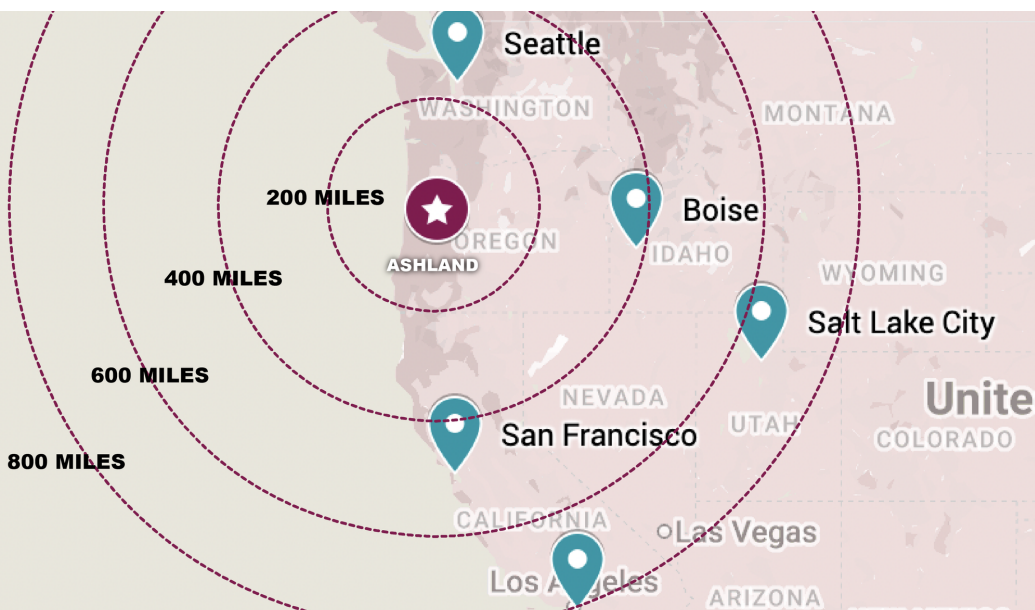
The project will have four (4) points of ingress/egress and is just 0.6 miles from the Interstate 5 on-ramp/off-ramp (exit 233).

Ownership is willing to sell the land and will consider partitioning off as small as 25 acres to a buyer. Build-to-suit opportunities as well. In addition, the ownership is willing to build and sell the buildings (as small as 150,000 SF up to 1,170,755 SF).

Contact the brokers for more details.

## OFFERING SUMMARY

Sale Price:	Call Broker
Lease Rate:	Call Broker
Available SF:	150,000 - 1,170,775 SF
Building Size:	1,170,775 SF
Available Land:	20 - 68.68 AC



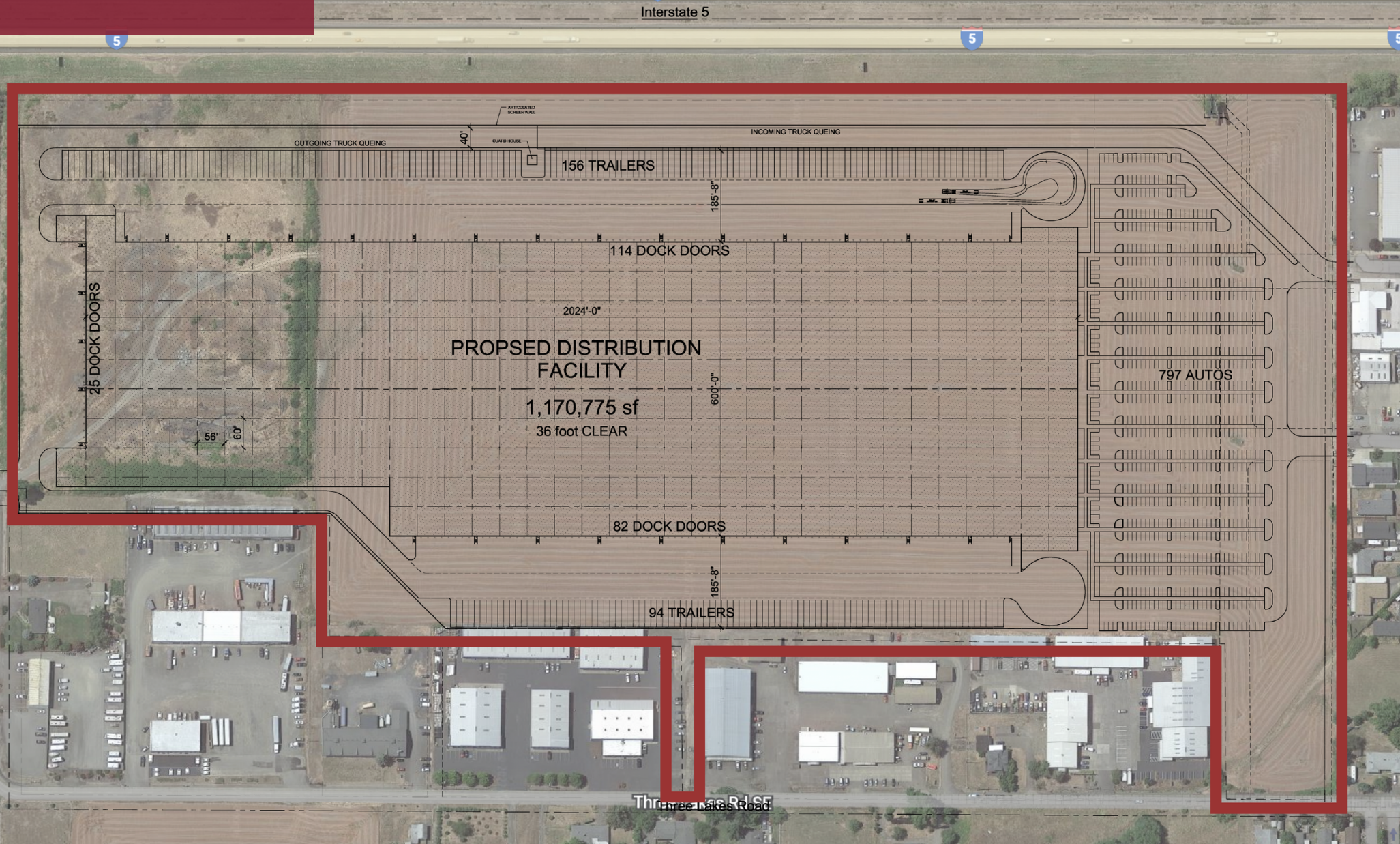
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## SURROUNDING DISTRIBUTION HUBS



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## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total population	4,723	61,655	97,975
Median age	38.3	35.0	36.9
Total households	2,067	24,434	38,401
Total persons per HH	2.3	2.5	2.6
Average HH income	\$54,911	\$52,909	\$57,534
Average house value	\$170,607	\$162,693	\$176,695

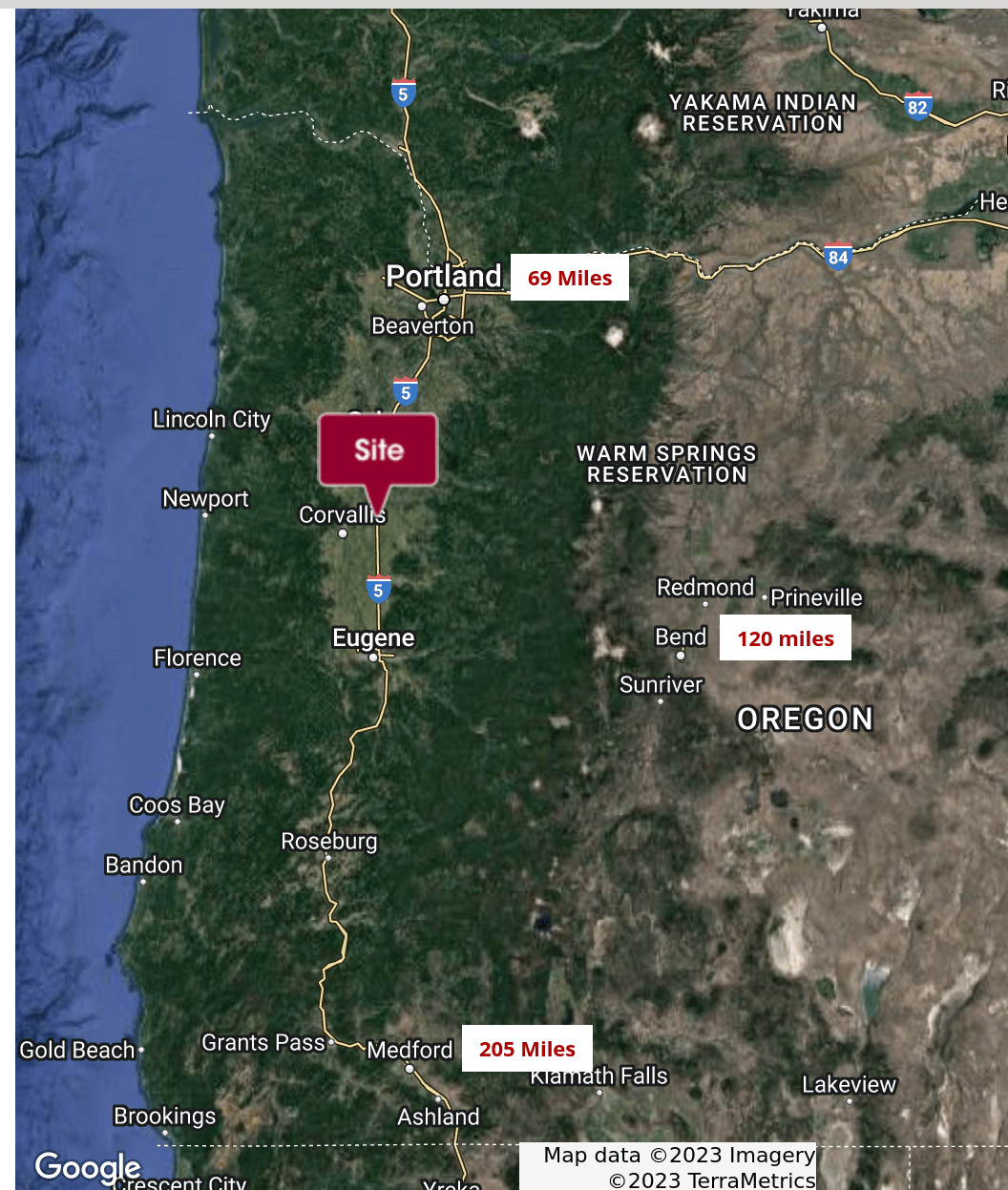
## LOCATION OVERVIEW

Located just off of exit 233 from Interstate 5 in Albany, Oregon, which is 29 miles south of Salem, Oregon, 69 miles from Portland, Oregon, and 78 miles from Vancouver, Washington.

The site is located within 3 miles of the Mid-Willamette Valley Intermodal Center (this site would act as a transfer hub to receive and ship local and international containers from UPRR & BNSF, more info can be found at <https://www.linneconomicdevelopmentgroup.com>).

## 2021 EMPLOYMENT PROFILE

Labor Force	47,211
Average Wages	\$48,967
Unemployment Rate (As of April 2021)	4.3%



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Phelan Development is a privately held real estate company with over \$5 billion of development experience. They are focused on developing high-quality industrial projects and pride themselves on the ability to deliver well-designed buildings in strategic locations. Their expertise and attention to detail have helped them establish a reputation for producing and managing attractive, well-designed buildings that meet the diverse needs of our customers.



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