

Industrial Land Opportunity

PARCEL R4415 03402, MCMINNVILLE, OR 97128



Downtown
McMinnville

**MOTIVATED SELLER
&
FINANCING AVAILABLE**

FOR SALE

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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.



FOR SALE

Parcel R4415 03402, McMinnville, OR 97128



PROPERTY DESCRIPTION

The subject property is comprised of a single tax lot, totaling 335,412 square feet of land area and zoned General Industrial (M2). It is a prime owner/user industrial development opportunity with a wide range of uses, such as manufacturing, repairing, compounding, fabricating, processing, packaging, storage, and many more. The property is inside the City of McMinnville, has utilities readily available close by, and can be partitioned into multiple tax lots.

Pre-fab materials for a 16,000 square foot industrial building are also available for an additional price and not a part of the land sale price. If interested, please reach out to the broker for further assistance. Plans are also available but not yet approved by the city.

PROPERTY HIGHLIGHTS

- Flat rectangular topography
- Street frontage on both NE Riverside Drive and NE Miller Street
- In the heart of McMinnville's industrial district, where there is a need for additional industrial infrastructure, due to high occupancy rates
- Close proximity to Highway 99

OFFERING SUMMARY

Sale Price:	\$1,750,000 (\$5.20/SF)
Lot Size:	7.77 Acres



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M-2 ZONING SUMMARY

Permitted uses

- A. A use permitted in the M-1 zone (except for Child Care Center and Day Care Facility (Adult));
- B. Manufacturing, repairing, fabricating, processing, packing, or storage uses not listed in Chapter 17.39 (Light Industrial Zone) and which have not been declared a nuisance by statute, ordinance or any court of competent jurisdiction;
- C. Manufacture, processing, and storage of grains or fertilizer;
- D. Airport.

Conditional uses

- A. Automobile wrecking yard;
- B. Child Care Center, under the following provisions:
 - 1. Operator must have the appropriate licenses required by state regulations, if applicable.
- C. Day Care Facility (Adult), under the following provisions:
 - 1. The structure is not a residence.
 - 2. Requirements of the Oregon Building Codes (including any Fire Life Safety Code) as amended, are met.
 - 3. Operator must have the appropriate licenses required by state regulations.
- D. Disposal or reduction of waste materials, garbage, offal, or dead animals to include composting subject to the provisions of Oregon Revised Statute (ORS) 227.600;
- E. Junkyard;
- F. Manufacture, use or storage of explosives;
- G. A privately owned and operated facility planned, located and laid out or modified and oriented for functional use for leisure time activities. The specific use and plan shall be enumerated at the time of application.

Yard requirements

Except as required in "A" and "B" below, there shall be no required yards in an M-2 zone:

- A. Side yard shall not be less than fifty feet when adjacent to a residential zone;
- B. Rear yard shall not be less than fifty feet when adjacent to a residential zone.

Building height:

In an M-2 zone, a building shall not exceed a height of eighty feet.



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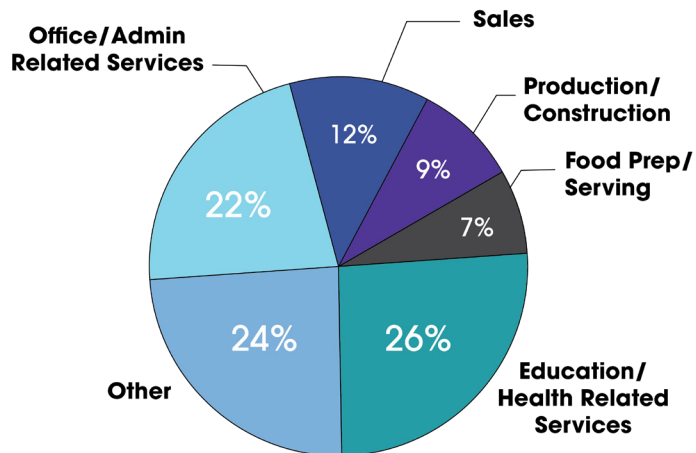
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McMinnville, Oregon is located in the heart of Oregon wine country and has great proximity to Oregon's largest cities, Portland and Salem. There are over 220 wineries and a large amount of farm-to-table and artisan dining experiences which make McMinnville an ideal place to live.

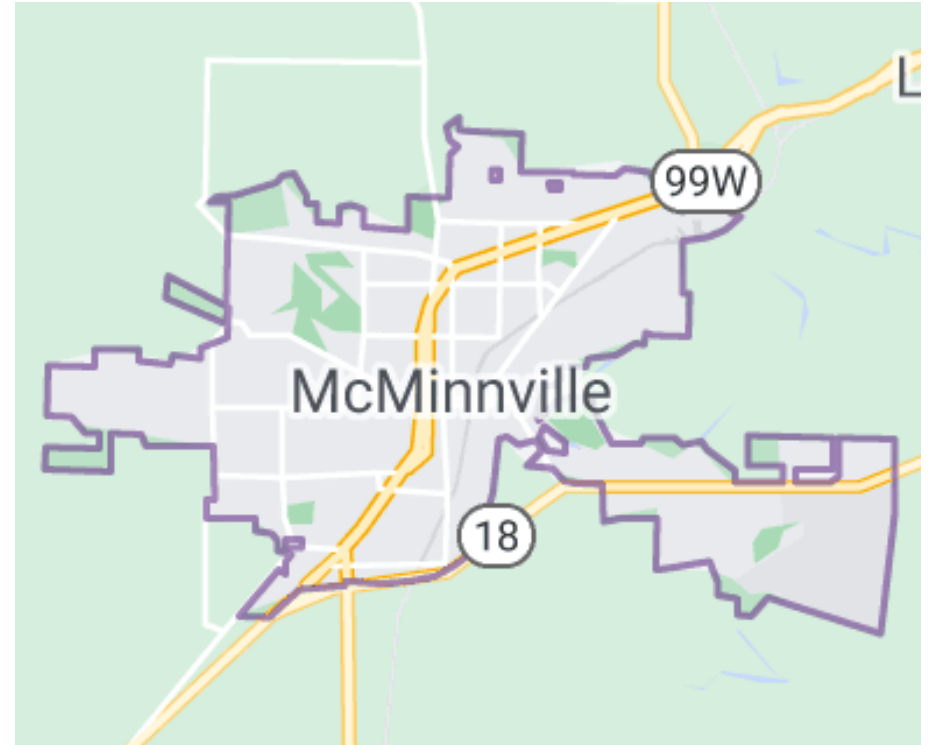
City of McMinnville Industries



City of McMinnville Education



High School Graduate or Higher	87.97%
Bachelor's Degree or Higher	27.11%



Population

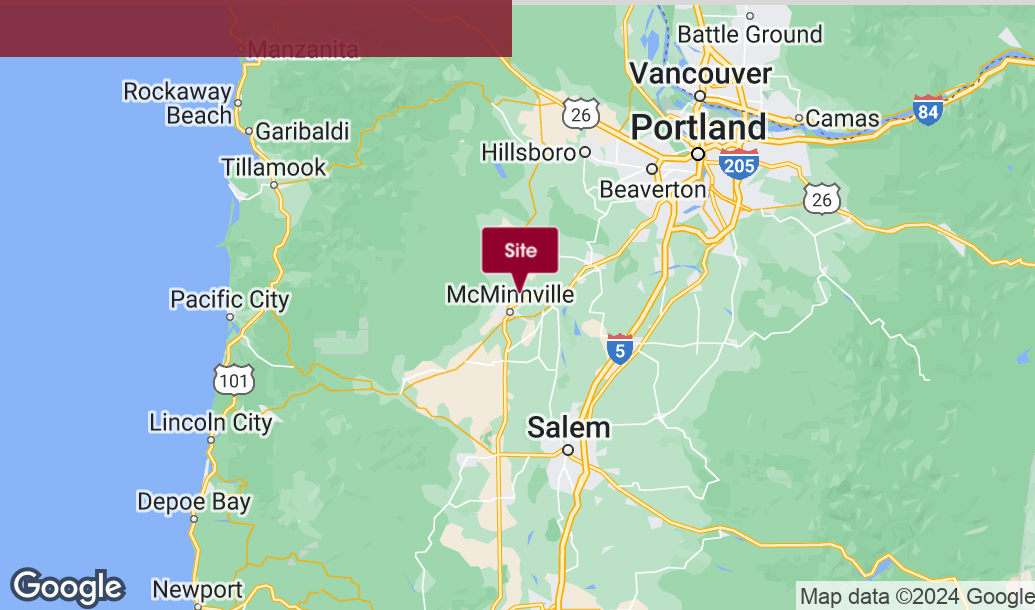


City of McMinnville	35,427
Portland MSA	2,445,761
Oregon	4,129,803

Source: Oregon Employment Department & City of Hillsboro

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LOCATION OVERVIEW

Located in the heart of McMinnville's industrial park. This property is 7.77 acres and has frontage on both NE Riverside Drive and NE Miller Street.

POINTS OF INTEREST	DISTANCE	TIME
Downtown McMinnville	2 mi	5 min
Salem	26 mi	38 min
Portland	38 mi	60 min
Vancouver	46 mi	70 min



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