

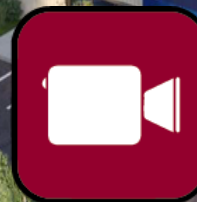
Cobalt Industrial Park

1414 COMMERCE WAY | WOODBURN, OR 97071

SITE WORK UNDERWAY!

Clayton Madey
503.972.7277
clayton@macadamforbes.com
Licensed in OR

Stu Peterson, SIOR
503.972.7288
stu@macadamforbes.com
Licensed in OR & WA



VIDEO TOUR

**FOR SALE &
LEASE**

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

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 & LEASE

1414 Commerce Way, Woodburn, OR 97071



PROPERTY DESCRIPTION

One of the last industrial parcels available in Woodburn and in the region. The favorable site characteristics and zoning, combined with sophisticated and experienced ownership, allow a smooth road toward tenancy or ownership for a user. Speculative construction commences in Spring of 2024. The first building to deliver is a 65,004 SF freestanding building, with an estimated completion of Q2 2025.

PROPERTY HIGHLIGHTS

- Central location in Woodburn
- Direct access and over 1,000 feet of frontage on Commerce Way
- Close proximity to both Portland and Salem
- A wide array of industrial uses permitted in the zone
- First building estimated to deliver in Q2 2025
- I-5 corridor
- Lease and sale options
- Breaking Ground in Spring 2024

OFFERING SUMMARY

Sale Price:	Contact Broker
Lease Rate:	Contact Broker
Available SF:	30,000 - 154,127 SF
Total Lot Size:	11.04 Acres
Total Building Size:	154,127 SF
Zoning:	Light Industrial (IL)
Estimated Delivery:	Q1 2025



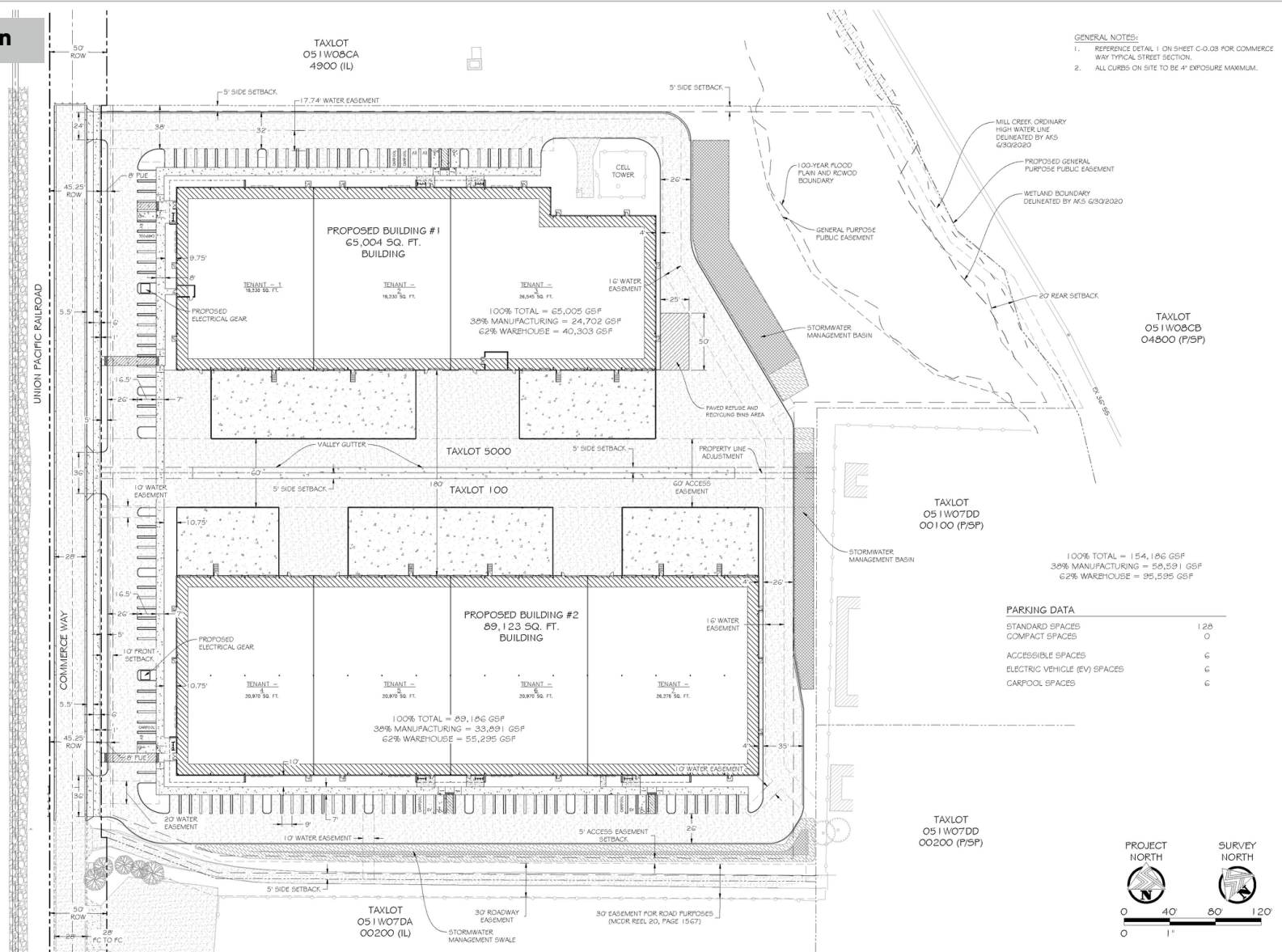
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Example Site Plan



CIVIL ENGINEERS
LAND SURVEYORS
PROJECT MANAGERS
PLANNERS
www.pdgra.com

REGISTERED PROFESSIONAL
2020/01/01
2024/01/01
EXPIRES JUNE 30, 2024

DATE SIGNED:

WB COMMERCIAL 100 LLC AND WB COMMERCIAL 5000 LLC

COBALT COMMERCE INDUSTRIAL PARK

WOODBURN, OR

NO.	DESCRIPTION	DATE	BY
1	SUBMIT SITE PLAN REVIEW PACKAGE	03/27/23	KW
2	RESUBMIT SITE PLAN REVIEW PACKAGE	06/21/23	KW
3	ADD PUBLIC WATER UNDER RR	08/24/23	KW

SHEET TITLE:

SITE PLAN

C-1.07



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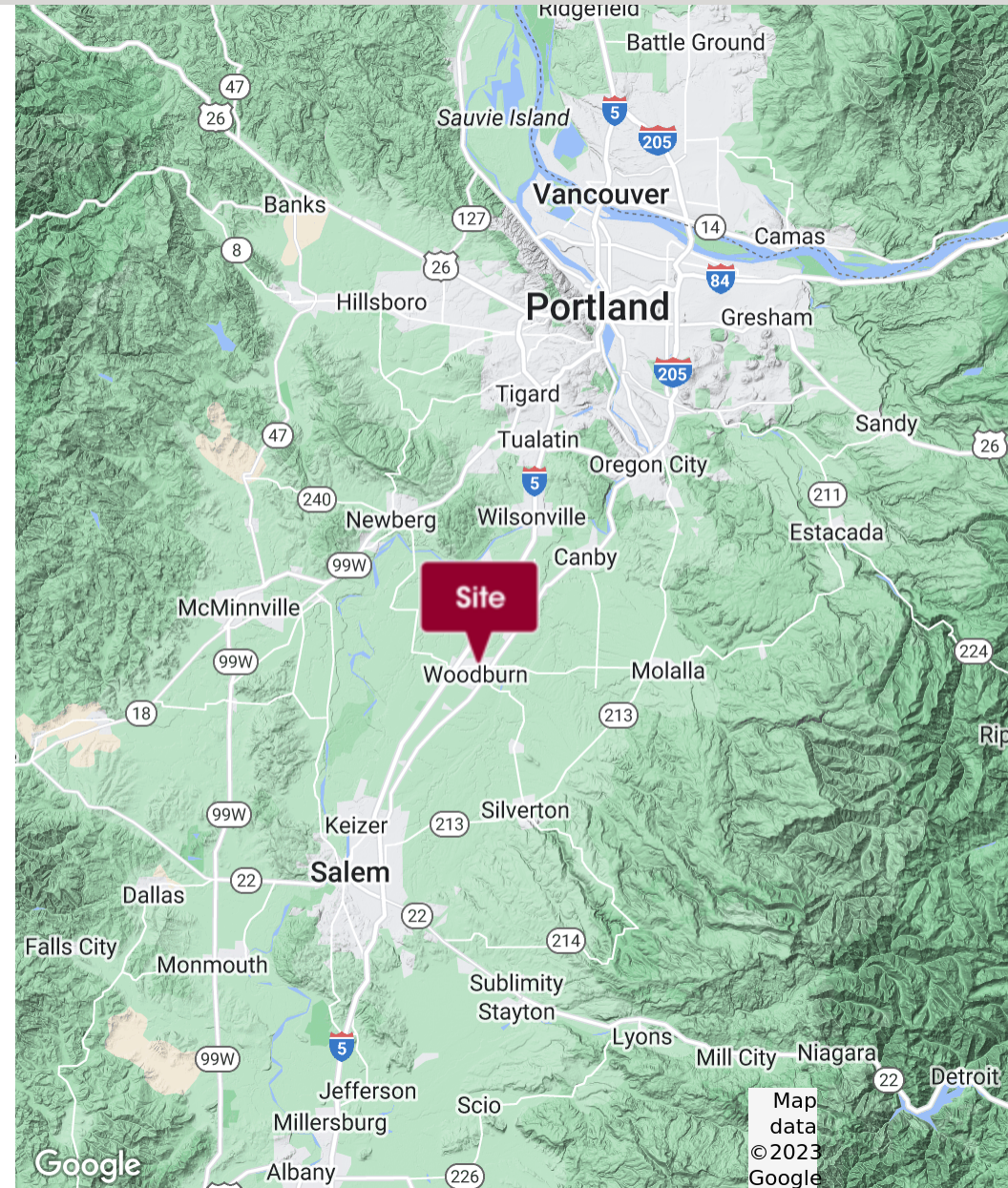


DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total population	13,361	39,754	66,463
Median age	36.9	37.7	39.7
Median age (Male)	38.1	37.6	39.1
Median age (Female)	37.0	38.7	40.3
Total households	4,321	13,365	22,499
Total persons per HH	3.1	3.0	3.0
Average HH income	\$74,507	\$75,053	\$83,486
Average house value	\$281,508	\$281,079	\$338,646

LOCATION OVERVIEW

The property is located on the I-5 corridor in the heart of Woodburn, Oregon, and is less than 30 miles from both Portland and Salem.



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