

An aerial photograph of a rural area with agricultural fields. A large, irregularly shaped plot of land is outlined in red. To the north of this plot is a road labeled 'Pacific Hwy W' with a '99W' shield. To the south is a road labeled '221'. The red-outlined plot appears to be a mix of cleared land and some vegetation.

Dayton Commercial Industrial Property

16405 SE KREDER ROAD, DAYTON, OR 97114

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.

 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

16405 SE Kreder Road, Dayton, OR 97114



PROPERTY DESCRIPTION

Development opportunity on flat, utility-served land (upgrades required for development), with access and prime exposure to Hwy 18. The site offers a mix of commercial and industrial development potential.

Mixed Zoning:

C (Commercial) permitted uses include retail sales outlets, restaurants, auto service stations, and RV parks.

I (Industrial) permitted uses include Warehousing, manufacturing, automotive repair and servicing, tractor/farm/equipment sales and servicing, amongst other uses.

LOCATION DESCRIPTION

Located in Dayton, OR near growing wine, tourism and manufacturing hubs of Newberg, Dundee, Yamhill, and McMinnville. The site is located with highway exposure on Hwy 18.

OFFERING SUMMARY

Sale Price:	\$9,452,520
Lot Size:	31 Acres

A portion of the site is leased as RV and Boat storage (approximately 5 acres). Frontage at Hwy 18 (approximately 2-3 acres). The balance of the site is Industrial zoned raw land.

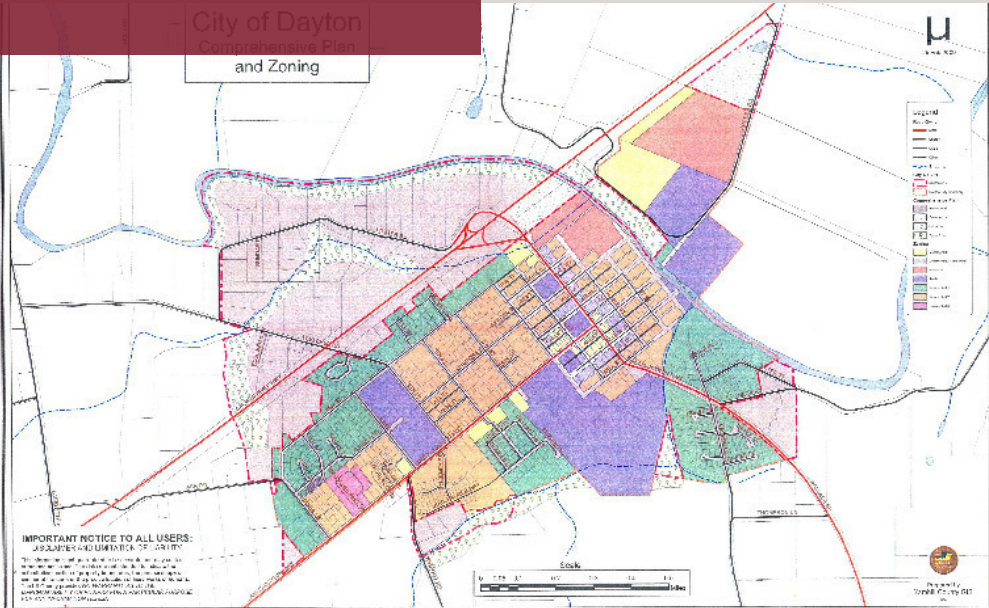


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City of Dayton
Comprehensive Plan
and Zoning



The property represents a unique development opportunity, with highway frontage and favorable zoning in the heart of the Yamhill County. The property allows for a broad mix of uses ranging from highway commercial services (gas, food, etc) along with a mix of industrial and business park uses with simple access to Hwy 18 and Hwy 99W.

Site development will require extension of sewer services, with additional information available upon request.

A growing labor force within the area as well as transportation system upgrades for easier access to I-5 accommodates growing companies from Portland to Salem.



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The 2016 Wine Region of the Year recognition by Wine Enthusiast magazine solidified Oregon Wine Country as a world-class destination. There are more than 700 wineries and 800 vineyards in the Willamette Valley.

This region is rich with some of the world's best hiking in surrounding Oregon State Parks and the Willamette National Forest. Quaint towns are dotted with boutiques and shops offering a bounty of local goods and countless award-winning farm-to-table restaurants.

