

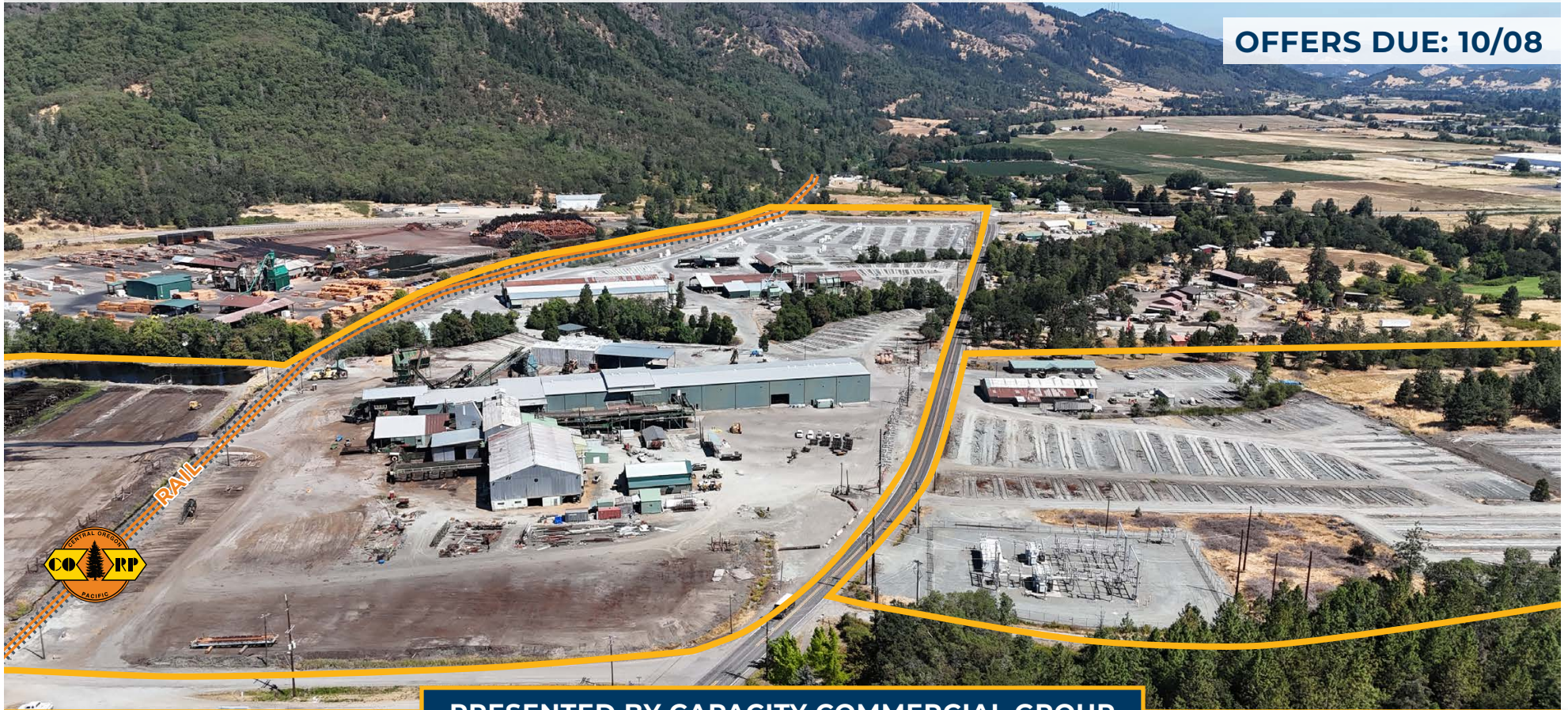


RIDDLE INDUSTRIAL LAND

1182 PRUNER RD, RIDDLE, OR 97469

I-5 ADJACENT INDUSTRIAL OPPORTUNITY | ±119.16 ACRES

OFFERS DUE: 10/08



PRESENTED BY CAPACITY COMMERCIAL GROUP



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±119.16 AC INDUSTRIAL LAND

Capacity Commercial Group is pleased to exclusively present the opportunity to acquire a large, I-5 adjacent industrial site in Douglas County.

Located in the town of Riddle, OR, the site was most previously operated as a lumber mill. Zoned Rural Industrial (ME), the site is perfect for lumber mill, timber product re-manufacturing, freight and truck storage, and other uses consistent with ME zoning. Located less than 1 mile from I-5, this is prime location allowing for a user to reach both Oregon, Washington, and California markets within a days drive. The property is also served by rail and has a 3 car rail spur.

Property Overview

Address	1182 Pruner Rd, Riddle, OR 97469
Sale Price	Call Brokers for Pricing Offers Due: 10/08
Land Size	±119.16 Acres ±5,190,610 SF
Separate Tax Lots	16
Property Zoning	ME Rural Industrial - View



TAX LOT PLAN

TAX LOT PLAN



Parcel ID #s	Lot Size (Approx.)
R36498	7.22 AC
R36442 / R140022	9.94 AC
R36482	4.90 AC
R36514	1.05 AC
R36634 / R140023	62.27 AC*
R36538	1.86 AC
R36666	0.65 AC
R36674 / R140024	11.00 AC
R36722	12.01 AC
R36346	0.43 AC
R36394	0.48 AC
R36410	0.51 AC
R36362	1.19 AC
R36330	0.32 AC
R36338	0.50 AC
R36402	4.83 AC
Total	119.16 AC

**Final size to be adjusted by sellers.*



LOCAL AERIAL MAP

