

FOR SALE

522 South Mill Street, Creswell, OR 97426

PROPERTY DESCRIPTION

Large industrial site on I-5. The site can be sold in total or demised into multiple parcels. The 19.5 acres to the north is vacant land, allowing for industrial development, industrial outdoor storage, and more. The site's south side features approximately 63,560 SF of building area and approximately 25 acres of land, with about \$56,000 per month of in-place income, allowing for value-added investment with extra land, owner-user sales, and more.

Potential to add approximately 30 acres to the south for a total of 74.62 acres. Contact brokers for details.

PROPERTY HIGHLIGHTS

- 1,500+ ft of highway frontage
- Less than 1 min from I-5 interchange
- Large lot
- Flat topography

OFFERING SUMMARY

Combined Sale Price:	\$14,100,000
Combined Lot Size:	44.07 Acres
North Lot Sale Price:	\$6,000,000
North Lot Size:	19.5 Acres
South Lot Price:	\$8,100,000
South Lot Size:	25 Acres
South Building Size:	63,560 SF
Potential Expansion Size:	30 Acres

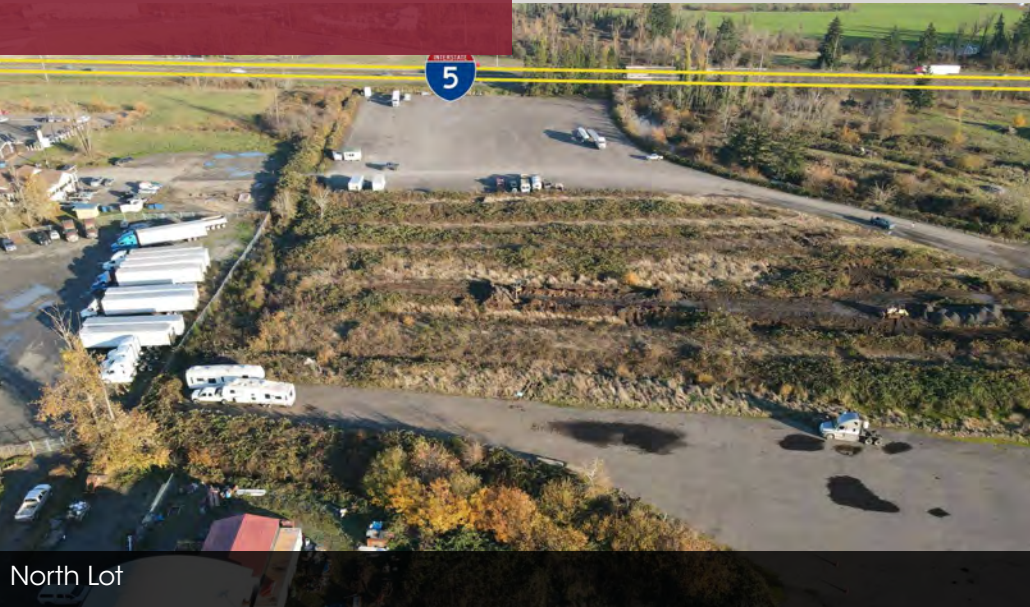


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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

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