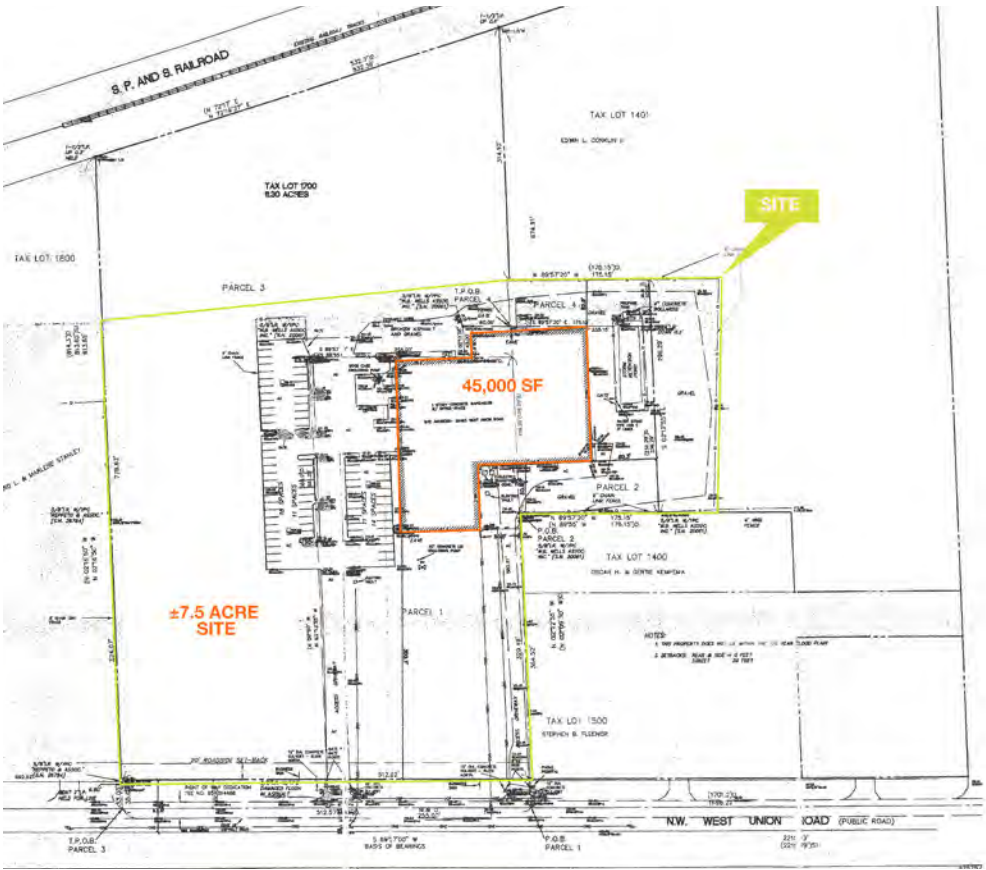


Site Plan



Contact

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North Plains Industrial

29495 NW West Union Rd
North Plains, OR 97133

Just one exit west of the Intel, Genentech, and SolarWorld campuses, this industrial facility features a 45,000 SF, concrete building that sits on 7.5 acres. Currently, the building is being used by six tenants with flexible lease arrangements.

As much as 42,000 SF can be available for a building user

An investor would enjoy approximately \$15,000 in monthly gross income from the six tenants

Approximately 2,000 amps of 480V power

Heavy industrial zoning - City of North Plains

Lease Rate: \$.35/\$.65 NNN

Sale Price: \$3,500,000



Location

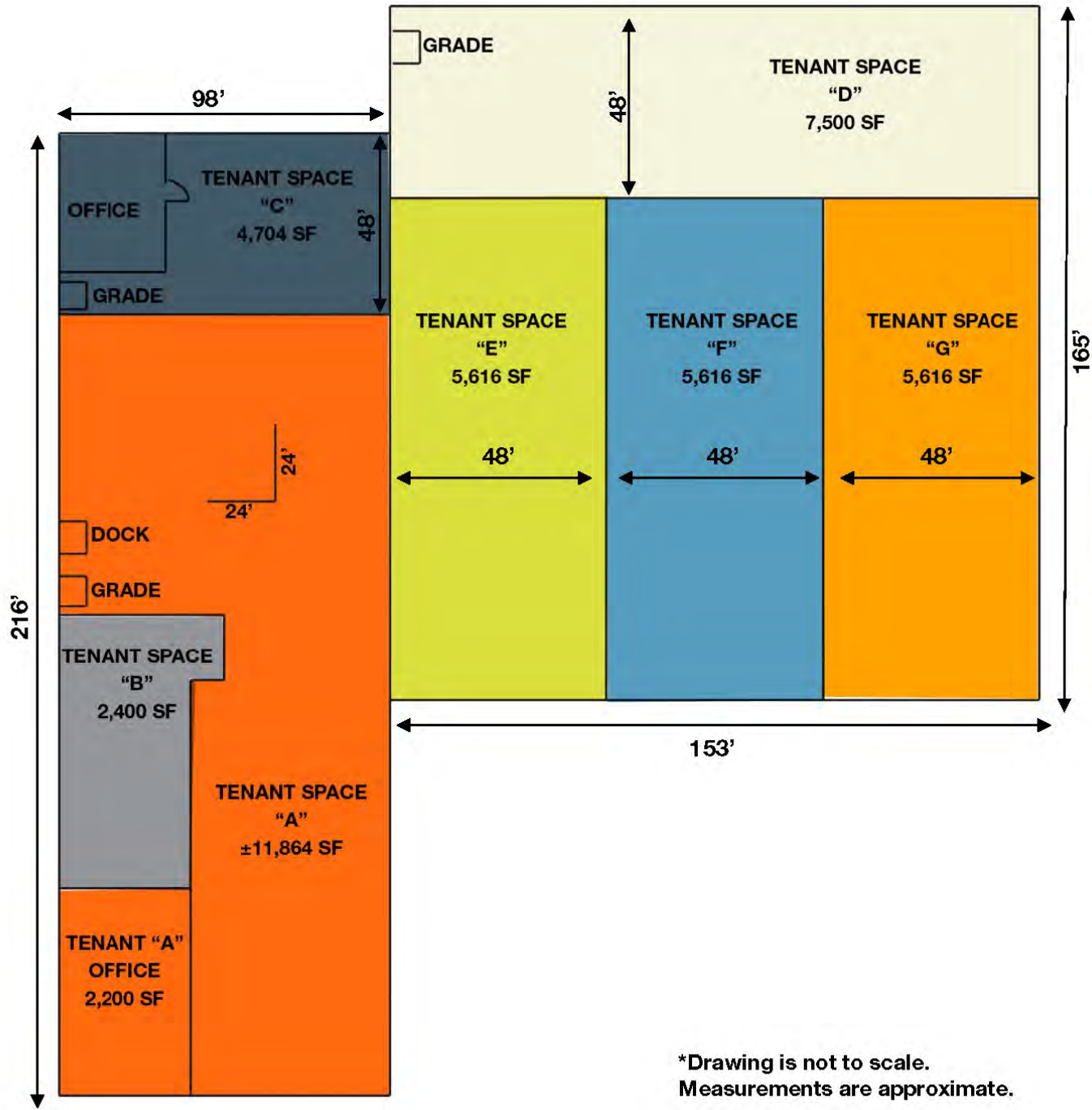


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Floor Plan



Building Expenses

Gas: Each tenant space has its own gas meter

Electrical: Tenant spaces A, B & C are all on one meter
Tenant B pays \$300/mo.; Tenants A & C pay \$100/mo.

Water: Building is currently served by on-site well water and costs are ~\$60/mo. Building owner currently pays this expense

Storm sewer: Surface water is moved to the public service system on West Union Rd. Costs run ~\$200/mo.

Taxes: Owner pays taxes which are currently \$21,000/yr.

Building Income

The building has six tenants, with varying lease terms

Tenant Space A: Currently available, the space is 11,864 SF with as much as 6,000 SF of additional office space on two floors; dock and grade loading; \$5,000/mo. rent

Tenant Space B: The State Police occupy 2,400 SF office space; lease expires 6/30/2016; current rent is \$3,832, NNN; tenant has two 2-year options to extend

Tenant Space C: 4,704 SF of warehouse space with 1,000 SF of office; Currently leased month-to-month at \$1,500/month gross

Tenant Space D: 7,500 SF with ±750 SF office space; 2 grade level doors; month to month lease; an exercise



equipment manufacturing company has occupied the space for ten years; rent is \$2,315/mo. gross rent

Tenant Space E: 5,616 SF with no office; 1 grade level door; an emergency vehicle manufacturing company has occupied this space for 5 years; month to month lease; \$1,500/mo. gross rent

Tenant Space F: 5,616 SF with 125 SF office; grade level loading; available now

Tenant Space G: 5,616 SF with ±1,500 SF office; 2 grade level loading doors; a sheet metal contractor has occupied the space for 10 years; \$2,500/mo. gross rent