

FOR SALE

LIGHT MANUFACTURING/OFFICE

2221 Yew Street | Forest Grove, OR 97116

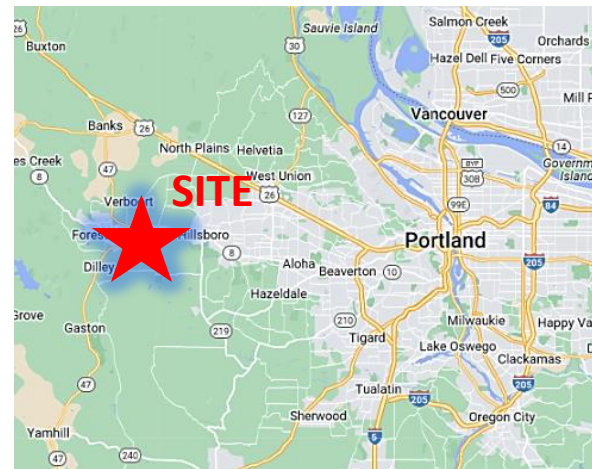


12725 SW 66th Avenue, Suite 202, Tigard, OR
503.367.0516 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Zoned G1 (Industrial)
- .96 AC (41,900 SF) lot
- 10,963 SF of improvements
- Front building (office and associated storage) 3,263 SF
- Back building (light manufacturing space, grade level garage space, offices) 7,700 SF
- Large parking lot
- Excellent location within blocks of Hwy 8
- Sale price: \$1,950,000



FOR MORE INFORMATION:

Steve Hunker, Vice President/Broker
steve@fg-cre.com

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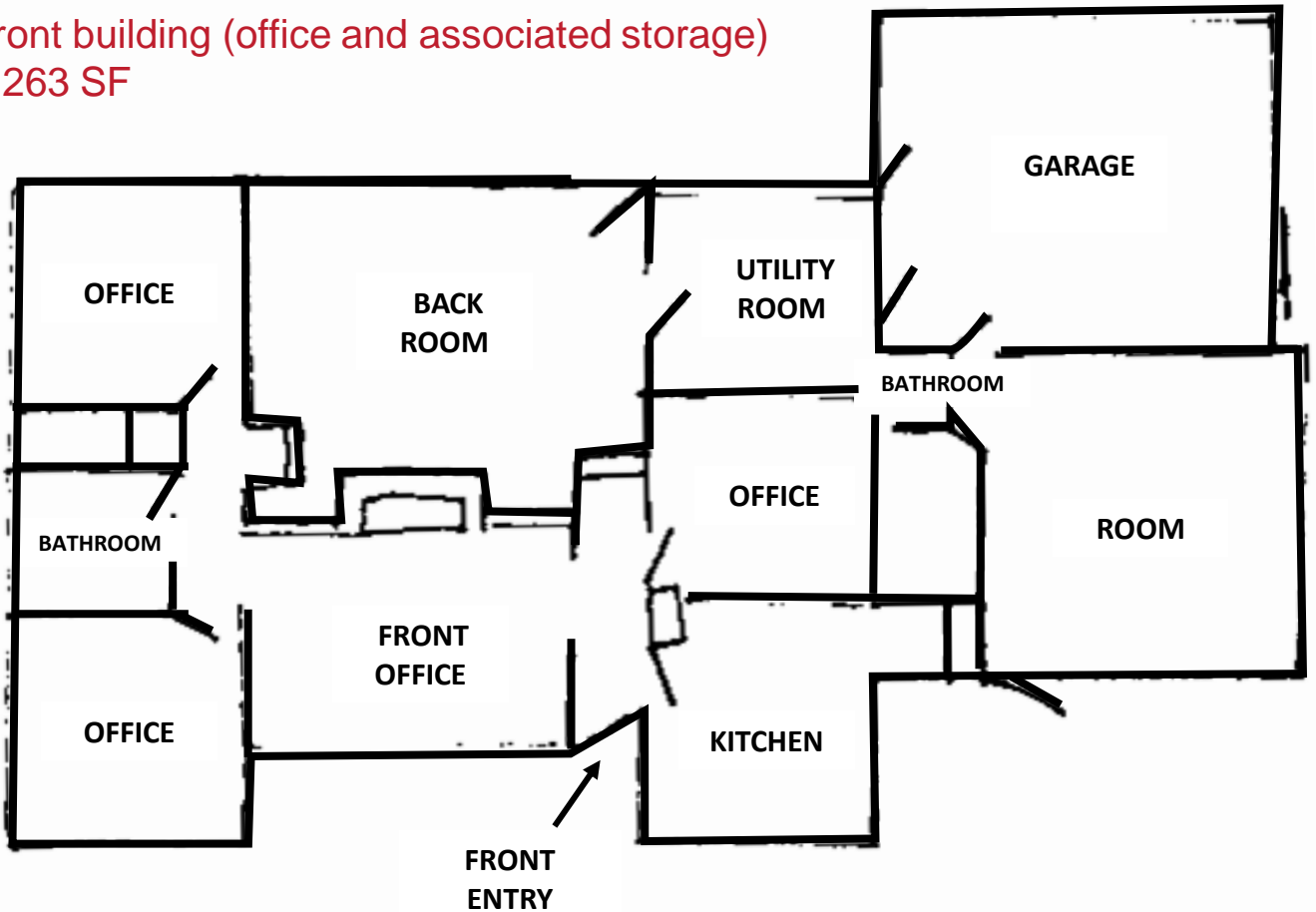
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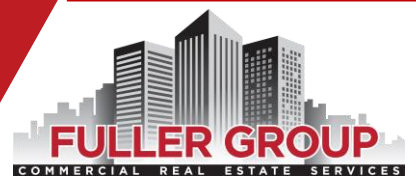
Front building (office and associated storage)
3,263 SF



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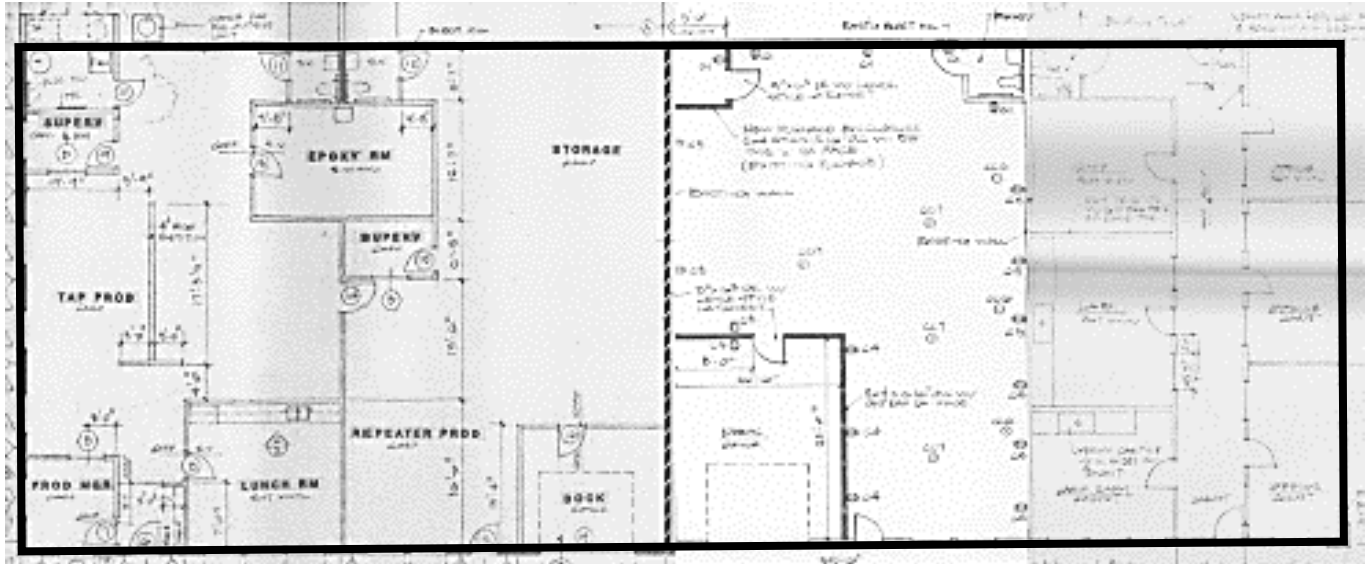
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Back building (light manufacturing space, grade level garage space, offices)
7,700 SF



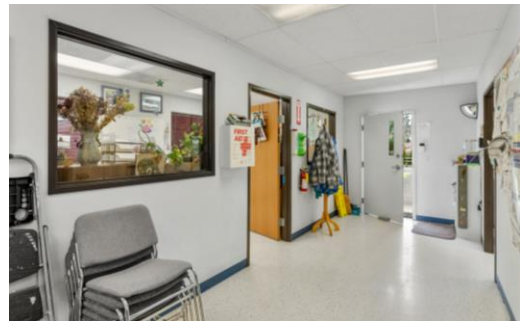
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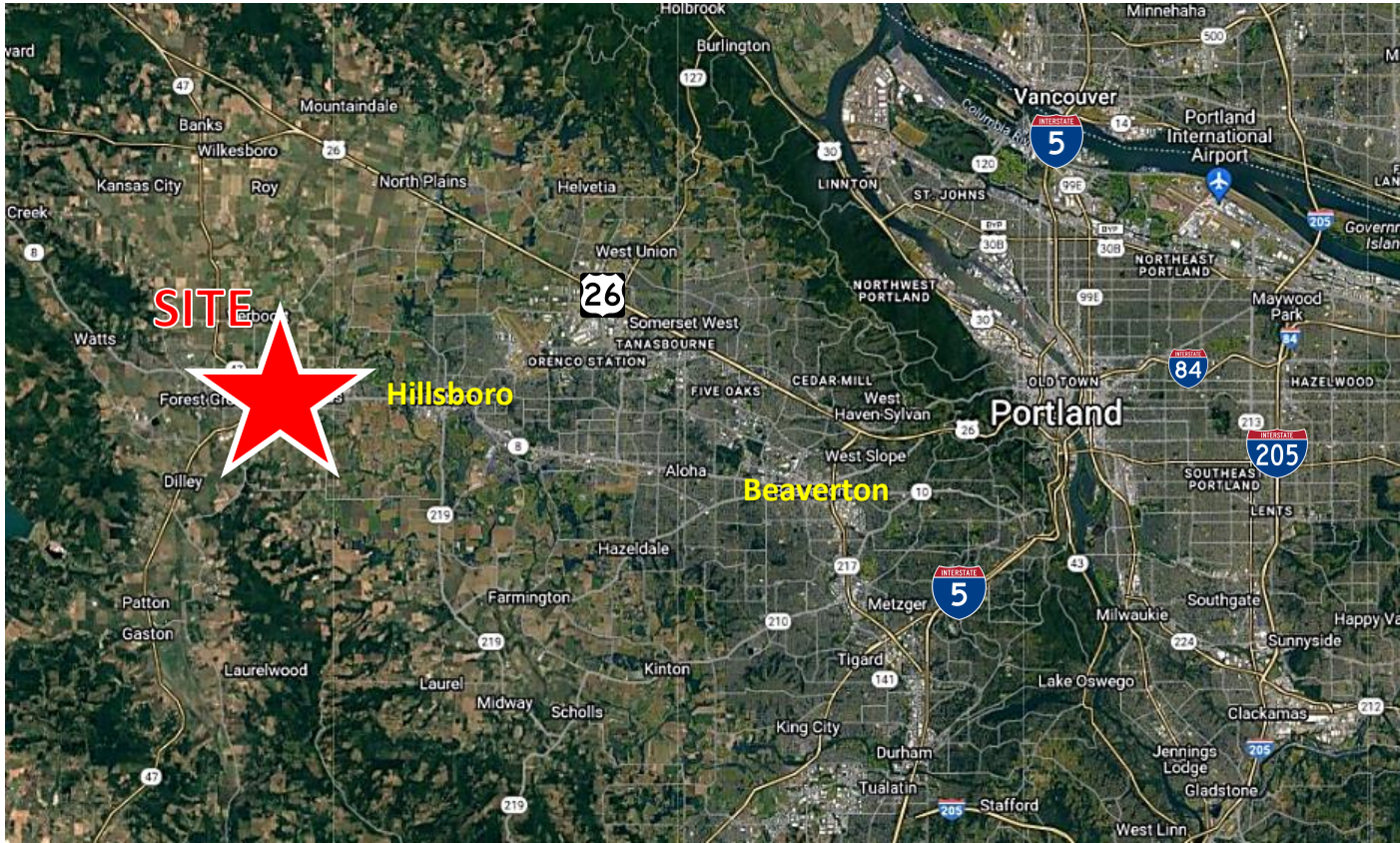
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- Excellent location within blocks of HWY 8
- 14 minutes to US 26 (West to the Coast, East to Portland)
- 25 Miles to Portland
- 22 Miles to Beaverton
- 27 Miles to McMinnville
- 4 Miles to Hillsboro

Average Daily Traffic

Adair Ave @ Pacific Ave W – 15,362

Pacific Ave @ Yew St E – 14,964

Pacific Ave @ Mountain view Ln E – 29,637

2022 DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------|----------|----------|----------|
| Est. Population | 11,591 | 38,361 | 68,140 |
| 2027 Projected Population | 12,068 | 40,121 | 70,910 |
| Est. Average Household Income | \$68,412 | \$79,245 | \$89,563 |
| Est. Total Businesses | 420 | 1,092 | 2,745 |
| Est. Total Employees | 3,848 | 9,105 | 23,408 |

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.