

FOR SALE

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PROPERTY GROUP | REALTY



581 Antelope Road

White City, OR 9750

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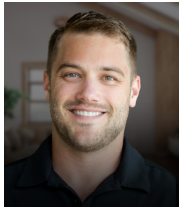
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Executive Summary

6,000 SF Warehouse on 2.16 AC

Rare industrial opportunity in White City! This versatile 6,000 SF warehouse sits on 2.16 total acres across two 1.08 AC tax lots, providing ample room for yard storage or future expansion.

Whether you're looking for a manufacturing hub or a distribution base, this property offers the power, access, and acreage to scale your operations.

Don't miss out on one of White City's most flexible industrial sites.

Facility & Power

Zoning	General Industrial
Power	Heavy-duty 3-Phase 480V and 240V service
Access	Superior semi-truck logistics with dual access from Antelope Rd and Ave C
Features	Built in 1990; includes a storage mezzanine to maximize floor space

Office & Amenities

Layout	3 offices (2 upstairs, 1 downstairs)
Climate	Upstairs offices feature dedicated electric heat and AC
Restrooms	3 bathrooms equipped with hot water and cadet heaters

Exterior Photos



Interior Photos



Aerial Photos



Property lines are approximate. For illustrative purposes.

Aerial Photos



581 Antelope Road | Rutledge Property Group

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Transaction Guidelines

581 Antelope Road is being offered on the open market. Purchasers should rely on their own assumptions and base their offer on the "As-Is, Where-Is" condition of the property. Rutledge Property Group will be available to assist prospective purchasers with their review of the offering and answer any questions within their scope of practice.

Property Tours: Tours are available by appointment only, and must be completed with the company of a listing broker or other representative. Seller reserves the right to suspend tours at any time without notice. Reasonable notice for tours is required.

Offers: There is not currently a definitive date for offers to be submitted. When a prospective buyer prepares an offer for any portion of the site, such offers should, at a minimum, include the following:

- Purchase price
- Verifiable proof of funds
- Amount of earnest money deposit
- Buyer's due diligence period, extension options, and internal approval process
- Desired closing date
- Breakdown of closing expenses to be paid by buyer and seller, if differing from local customs

Please contact listing brokers for additional information.

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PLEASE CONTACT LISTING BROKER FOR ADDITIONAL INFORMATION.