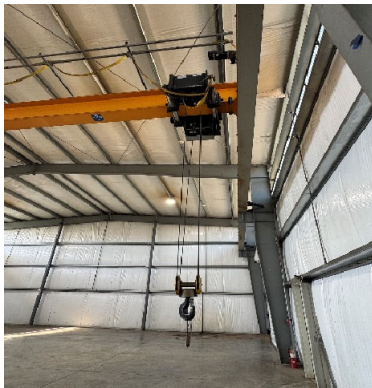


“76346 Barton Rd, Rainier, OR 97048- 2200”

This 1.84 acre property is located on a dead end road. Light industrial zoning (M-2). Partially fenced. Owner financing is available with a reasonable down payment.

Potential access to low interest loans and \$50k-ish matching grants for technical/professional services. Depending on your product/service — possibly some access to helpful state programs. Also, if you’re investing a min. \$50k in new capital (equipment, modifications, etc.), and meet employment criteria — potentially some property tax abatement.

An additional adjacent 12.50-acre level lot is also for sale at \$400,000. Light industrial zoning, M-2. Three-phase power. Can be whole or partitioned.



Highlights

- ❖ Three-Phase Power
- ❖ Border of Oregon and Washington
- ❖ 1.5 miles from HWY30
- ❖ Dead end road

Buildings

Building D: Built in 2018 - All steel 60x120 insulated shop with 24-foot eave. 3 phase power, full concrete slab, 10-ton bridge crane, 20x16 roll up door, 12x12 roll up door, 3 man doors. 7,200 sq feet

Building C: Built in 1990 - 36x72 shop with 12-foot eaves. 3 phase power. 2 Overhead doors, 12 ft wide. 3 man doors. 2,592 sq feet

Building B: Built in 2000 - Pump House/Garage/Storage Building – 576 sq feet

Building A: Built in 1999 - 4 room 2 bath mobile house which can serve as an office or residence. 2 Decks, 2 sets of stairs and a ramp. 1 bed + 1 bath is separated from the 3 bed + 1 bath. 1,782 sq feet

Contact us at:

360-431-1256

John Slape

