

SALE

PORTFOLIO OF FOUR INDUSTRIAL/OFFICE BUILDINGS

JEFFERSON, OR 97352

FIRST
COMMERCIAL
real estate services LLC



3550 Liberty Road Suite 290 | Salem, OR 97302
www.firstcommercialoregon.com



PORTFOLIO OF FOUR INDUSTRIAL/OFFICE BUILDINGS:

SALE PRICE: \$3,900,000 - ALL 4 BUILDINGS

Building A Price: \$2,600,000

Building B1 Price: \$950,000

Building B2 Price: \$850,000

LOCATION DESCRIPTION:

BUILDING A: 10476 SUNNYSIDE RD. SE - \$2,600,000

2.00 acres and improved with a 27,600 SF concrete tilt warehouse with corporate office facilities. 24,000 SF (150' x 160') of fully-insulated, gas heated and clear span warehouse and 3,600 SF of corporate grade office space on two levels. Brand new fire suppression system throughout warehouse and lab areas. Three large grade level overhead doors and four dock high 8' x 8' roll doors. APN R36285.

BUILDING B1: 10466 SUNNYSIDE RD. SE - \$950,000

11,200 SF free span warehouse, pre-engineered structure with 20' eaves and four 16' x 18' grade level overhead roll doors. 8,200 SF is currently leased through 01/31/2023 with 2 options to extend. Fully renovated, 1,968 SF free-standing office building included. APN R36287.

BUILDING B2: 10466 SUNNYSIDE RD. SE - \$850,000

13,250 SF warehouse that is pre-engineered with metal clad siding. Currently leased to long-term tenant, Sharpcor Inc. through 03/31/2020. This building is planned to be partitioned from the existing lot. APN R36287.

PROPERTY DETAILS

COMBINED LOT SIZE:	4.38 Acres
COMBINED BUILDING SIZE:	52,050 SF
ZONE:	Industrial - Marion County



JOSH KAY

Broker
503.364.7400
joshua@firstcommercialoregon.com



expect more...expect results

SALE

PORTFOLIO OF FOUR INDUSTRIAL/OFFICE BUILDINGS

JEFFERSON, OR 97352

FIRST
COMMERCIAL
real estate services LLC



3550 Liberty Road Suite 290 | Salem, OR 97302
www.firstcommercialoregon.com



TAX INFORMATION

TAX ACCOUNT	TAX LOT #	LOT SIZE	2018/19 TAXES
R36285	100	2.00 Acres	\$7,750.91
R36287	800	2.38 Acres	\$1,241.47
TOTAL		4.28 Acres	\$8,992.38



JOSH KAY

Broker
503.364.7400
joshua@firstcommercialoregon.com



expect more...expect results

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information is subject to change without notice.

SALE

PORTFOLIO OF FOUR INDUSTRIAL/OFFICE BUILDINGS

JEFFERSON, OR 97352

**FIRST
COMMERCIAL**
real estate services LLC



3550 Liberty Road Suite 290 | Salem, OR 97302
www.firstcommercialoregon.com



BUILDING A - 10476 SUNNYSIDE RD. SE, JEFFERSON

- 27,600 SF concrete tilt warehouse comprised of 24,000 SF of clear span warehouse and 3,600 SF of corporate grade office facility on two levels.
- Adjacent to Interstate 5 Freeway with 50,000 + cars per day. 3/4 mile to southbound exit and 3 miles to northbound exit.
- Brand new fire suspension system throughout the warehouse and lab areas.
- 3 drive-in, 16' x 18' grade level overhead doors.
- 4 dock-high 8' x 8' roll-up doors.
- Brand new septic system
- 3-Phase heavy power.

\$2,600,000 - CAN BE PURCHASED SEPARATELY

PROPERTY DETAILS

- Currently leased to Wood Research and Development (Seller) who requires a sale-leaseback
- Terms of sale-leaseback are TBD.
- APN R36285
- 2.00 Acres



JOSH KAY

Broker
503.364.7400
joshua@firstcommercialoregon.com



expect more...expect results

SALE

PORTFOLIO OF FOUR INDUSTRIAL/OFFICE BUILDINGS

JEFFERSON, OR 97352

**FIRST
COMMERCIAL**
real estate services LLC



3550 Liberty Road Suite 290 | Salem, OR 97302
www.firstcommercialoregon.com



BUILDING B2 - 10466 SUNNYSIDE RD. SE

- 13,250 SF warehouse space.
- Heavy 3-Phase Power to the building.
- Four grade-level 16' x 18' overhead doors.
- Functional warehouse with large exterior yard.

\$850,000 - CAN BE PURCHASED SEPARATELY

PROPERTY DETAILS

- APN# R36287
- +/- 2.38 acres (*This parcel can be partitioned from Building B1 to create separate tax lot.*)
- Currently leased to SharpCor, Inc., whose lease expires 03/31/2020.



JOSH KAY

Broker
503.364.7400
joshua@firstcommercialoregon.com



expect more...expect results

SALE

PORTFOLIO OF FOUR INDUSTRIAL/OFFICE BUILDINGS

JEFFERSON, OR 97352

FIRST
COMMERCIAL
real estate services LLC



3550 Liberty Road Suite 290 | Salem, OR 97302
www.firstcommercialoregon.com



BUILDING B1 - 10466 SUNNYSIDE RD. SE

- 11,200 SF of pre-engineered free span warehouse, 20' eaves.
- Fully renovated 1,968 SF free-standing office building included.
- Four grade-level 16' x 18' overhead doors.
- Private fenced entrance gate.
- Perimeter of property is security fenced.

\$950,000 - CAN BE PURCHASED SEPARATELY

PROPERTY DETAILS

- APN: R36287
- 2.38 acres +/- (*This parcel to be partitioned from Building B2 to create a separate tax lot.*)
- 8,200 SF currently leased to Collet and Son LLC (dba reWineBarrels LLC) through 01/31/2023.
- Approximately 3,000 SF of remaining space for Tenant or owner/user.



JOSH KAY

Broker
503.364.7400
joshua@firstcommercialoregon.com



expect more...expect results

SALE

PORTFOLIO OF FOUR INDUSTRIAL/OFFICE BUILDINGS

JEFFERSON, OR 97352

**FIRST
COMMERCIAL**
real estate services LLC



3550 Liberty Road Suite 290 | Salem, OR 97302
www.firstcommercialoregon.com



INTERSTATE 5 ACCESS

3/4 mile distance to I-5 southbound exit

3 mile distance to I-5 northbound exit

Google

Imagery ©2019 , DigitalGlobe, State of Oregon



JOSH KAY

Broker
503.364.7400
joshua@firstcommercialoregon.com



expect more...expect results

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information is subject to change without notice.

SALE

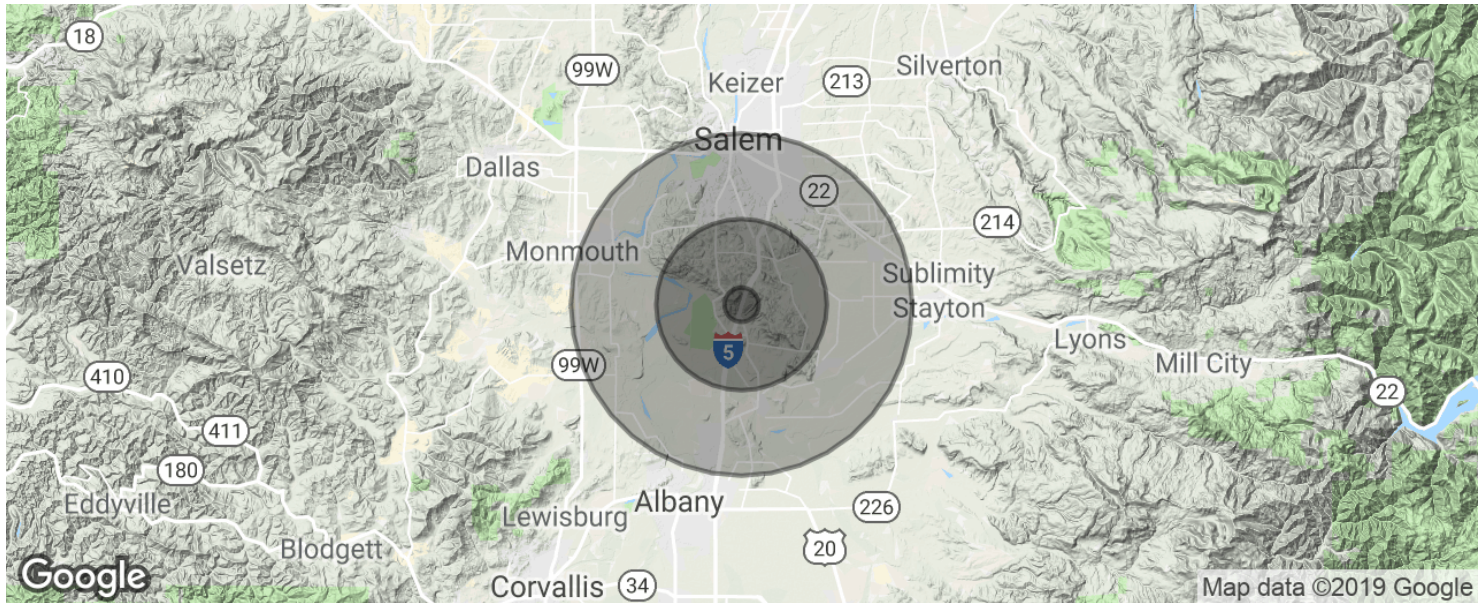
PORTFOLIO OF FOUR INDUSTRIAL/OFFICE BUILDINGS

JEFFERSON, OR 97352

**FIRST
COMMERCIAL**
real estate services LLC



3550 Liberty Road Suite 290 | Salem, OR 97302
www.firstcommercialoregon.com



POPULATION	1 MILE	5 MILES	10 MILES
Total population	433	24,339	178,713
Median age	38.2	39.4	37.3
Median age (Male)	37.4	38.0	36.3
Median age (Female)	39.0	40.6	38.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	146	9,438	67,841
# of persons per HH	3.0	2.6	2.6
Average HH income	\$72,504	\$77,066	\$62,647
Average house value	\$387,438	\$288,753	\$240,891

* Demographic data derived from 2010 US Census



JOSH KAY

Broker
503.364.7400
joshua@firstcommercialoregon.com



expect more...expect results

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information is subject to change without notice.



INITIAL AGENCY DISCLOSURE PAMPHLET

Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information

to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent — Represents the seller only.

Buyer's Agent — Represents the buyer only.

Disclosed Limited Agent — Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients. "Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

- (1) The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and
- (2) The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

- (1) To deal honestly and in good faith;
- (2) To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
- (3) To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

- (1) To exercise reasonable care and diligence;
- (2) To account in a timely manner for money and property received from or on behalf of the seller;
- (3) To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
- (4) To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
- (5) To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
- (6) To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
- (7) Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of a Buyer's Agent

An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

- (1) To deal honestly and in good faith;
- (2) To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
- (3) To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer's agent owes the buyer the following affirmative duties:

- (1) To exercise reasonable care and diligence;
- (2) To account in a timely manner for money and property received from or on behalf of the buyer;
- (3) To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
- (4) To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
- (5) To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
- (6) To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
- (7) Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

- (1) To the seller, the duties listed above for a seller's agent;
- (2) To the buyer, the duties listed above for a buyer's agent; and
- (3) To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
 - (a) That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - (b) That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - (c) Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

- (1) To disclose a conflict of interest in writing to all parties;
- (2) To take no action that is adverse or detrimental to either party's interest in the transaction; and
- (3) To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent.

Revised 9/9/2013