

Office & Industrial Buildings for Sale

Bank Owned



1829 Pacific Ave. & 2014 A St., Forest Grove, OR 97116
1^{1/2} Blocks from Pacific University

PRICE

- \$1,700,000

TOTAL BUILDINGS SIZE

- ± 54,647 SqFt

PRICE PER SqFt

- \$31.00

LAND AREA

- ± 2.68 Acres

ZONING

- Town Center Station (TCT) and
Town Center Support (TCS)

BREAKDOWN OF BUILDINGS

Office Building (Free standing)

- ± 6,649 SqFt (Ground Floor)
- ± 600 SqFt (Basement)

Industrial Building

- ± 31,648 SqFt Warehouse
- ± 10,000 SqFt 1st Floor Office
- ± 4,750 SqFt 2nd Floor Office

Single Family Home

- ± 1,000 SqFt

Norris & Stevens
INVESTMENT
REAL ESTATE
SERVICES

621 SW Morrison St., Ste. 800
Portland, OR 97205
503.223.3171 - Ph. / 503.228.2136 - Fx.
norris-stevens.com

For More Information or a Property Tour, Please Contact:

Todd VanDomelen

toddv@norris-stevens.com

Location:

The property is located 1 1/2 blocks from Pacific University in downtown Forest Grove, with an economic base in high tech, metal working, education, and health care. Forest Grove is adjacent to Hillsboro, home to Oregon Silicon Forest, and expanding solar industries.

Transportation:

Forest Grove has good transportation infrastructure with frequent public transit that connects to MAX Light Rail 6 miles away. Located in Hillsboro, Oregon's second largest airport is 8 miles away, and Portland International Airport is 37 miles away.

Zoning:

Town Center Transition (TCT) & Town Center Support (TCS)

Town Center Zones provide mixed uses including retail, office, light industrial, and residential. Prospective Buyer to verify use with City of Forest Grove, (503) 992-3233.

Warehouse Clear Height:

± 16'

Truck/Loading Doors:

5 Dock & 3 Grade; 8 Total

Site Coverage Ratio:

± 42% (49,297 SqFt Foot Print / 116,926 SqFt Site)

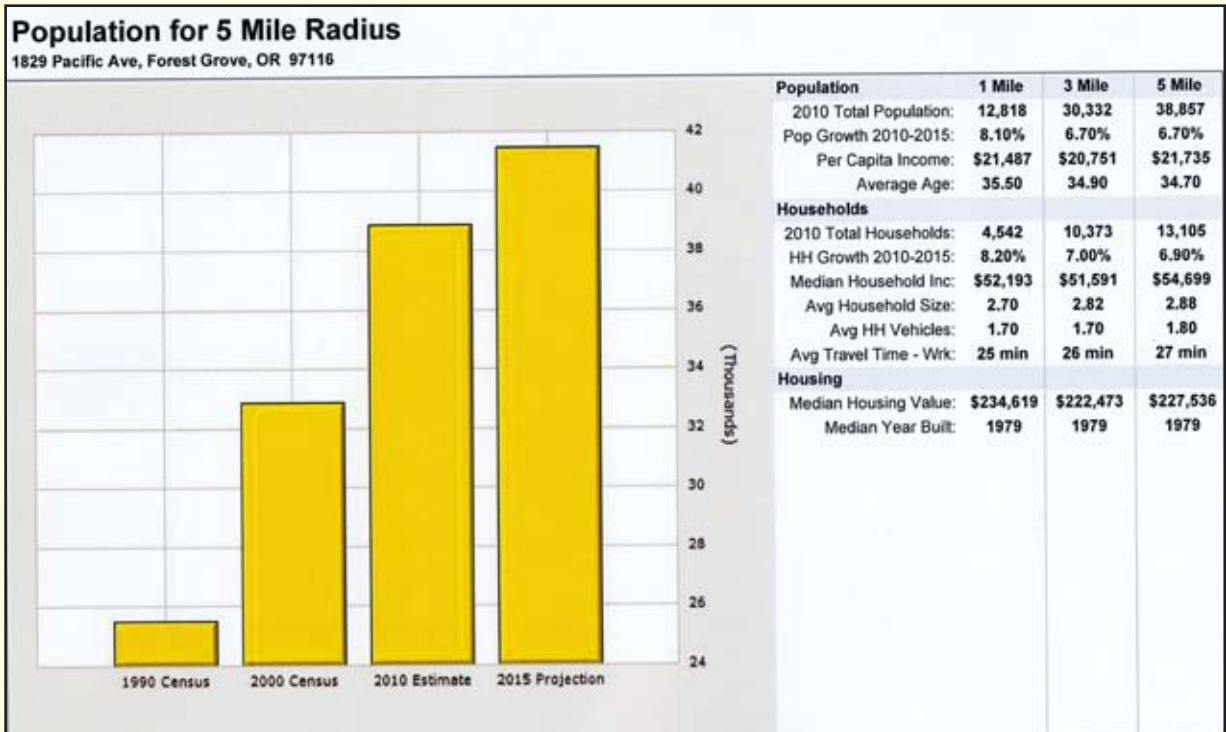
Electrical Service:

Industrial Building:	480 Volt; 4,000 Amp Service
Office Building:	240 Volt; 1,000 Amp Service

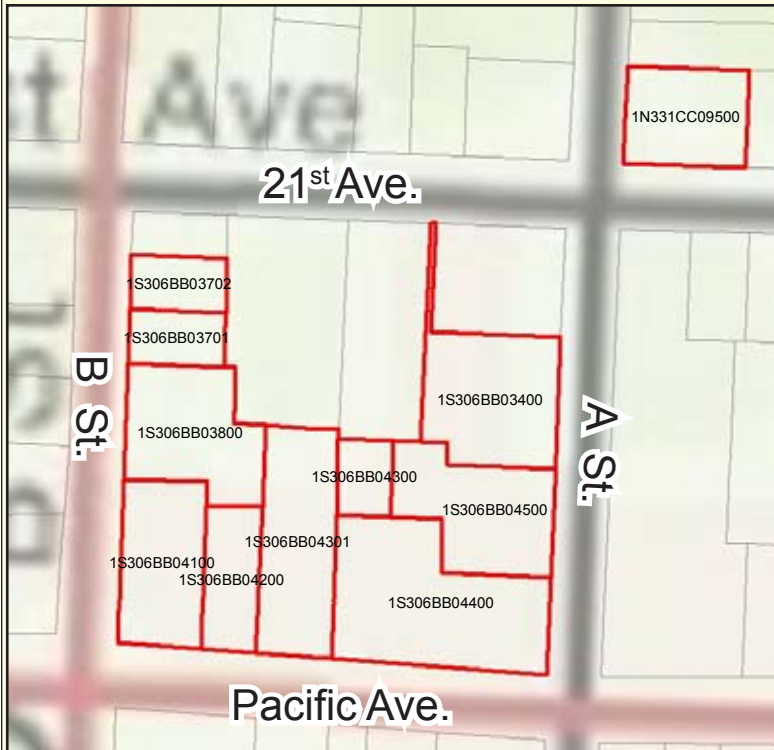
Parking:

± 85 Off-street Spaces

Demographics:



Plat Map:



Tax Lot Information:

Address	Map & Tax Lot	APN	Land Area (SqFt)
1803 Pacific Ave	1S3W06BB4100	R423143	13,298
1811 Pacific Ave	1S3W06BB4200	R423152	6,250
1817 Pacific Ave	1S3W06BB4301	R423170	12,444
1831 Pacific Ave	1S3W06BB4400	R423189	23,958
1905 21st Ave	1N3W31CC9500	R746544	9,000
2014 A St	1S3W06BB4300	R423161	2,350
2014 A St	1S3W06BB4500	R423198	11,142
2022 A St	1S3W06BB3400	R423054	13,041
2025 B St	1S3W06BB3800	R423116	15,243
2033 B St	1S3W06BB3702	R423107	5,100
No Address Assigned	1S3W06BB3701	R423090	5,100
		Total:	116,926



Norris & Stevens
INVESTMENT
REAL ESTATE
SERVICES

Todd VanDomelen

toddv@norris-stevens.com