



Class "A"
Corporate Office /
Manufacturing Campus

132,642 square feet (+/-)

1270 SE Monmouth Cutoff Rd., Dallas, OR
Offered at: \$8,750,000

Contact:

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Richard Ballew Realty



1270 SE Monmouth Cutoff Rd.

is a completely refurbished corporate office and manufacturing/industrial warehouse campus.

- Current owner to sign executive lease-back agreement upon purchase.
- Income for Buyer

Price: \$8,750,000

CAP*: 8.23

**estimated per lease-back agreement*

Occupancy: 100%

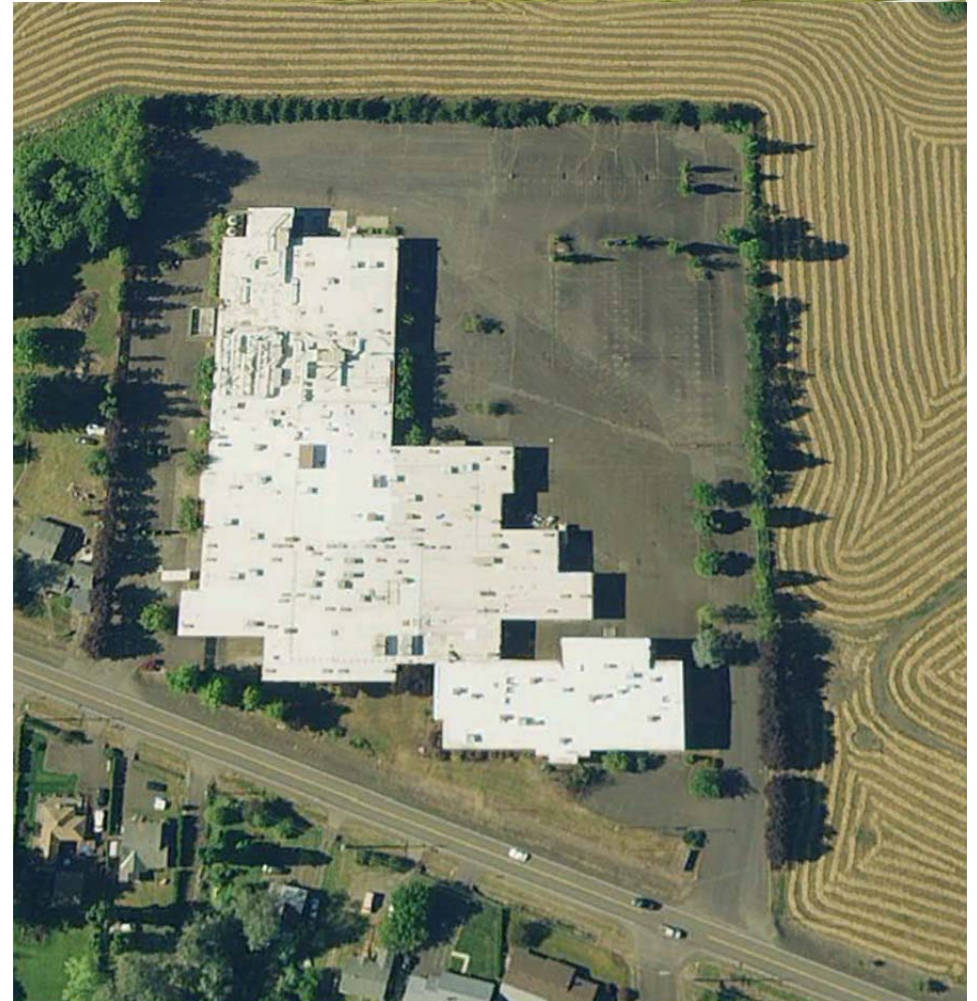
Building SF: 132,642 square feet +/-

Land Area: 8.8 acres +/-

On-site Parking: 374 +/-

Warehouse Loading Docks: Yes

Industrial Utility Services: Yes



Proposed Term Sheet

GENERAL TERMS:

- Sale Price: **\$8,750,000**
- Buyer Due Diligence: **60 Days**
 - o Seller provided documentation available
- Seller Lease-Back:
 - o **5-Years with option(s) at market rates**
 - o Seller escrow future lease payments: **\$750,000 at sale closing**
- Seller Buy-Back Option:
 - o **At or before Year 5 of lease-back**
 - o **Price – *pre-negotiated in Lease-Back Agreement***

Projected CAP RATE*:

- CAP Rate: 8.23

*Assumed \$720,000 annual lease payment



Property Details

132,642 SF (+/-) Corporate Headquarters facility for manufacturing and distribution services. Building completely renovated with extensive interior and exterior tenant improvements. Building demised into Corporate Offices and Manufacturing/distribution facilities. Ample parking and fully accessible for trucking services. Fully equipped with industrial grade utility services. Near major transportation routes and urban population centers.

Description of Site

- **Property type:** Corporate Headquarters Offices and Manufacturing and Distribution Facility
- **Parcel Size:** 8.86 acres (*Polk County Assessor*)
- **City Zoning:** Industrial (LI)
- **Terrain Profile:** Flat
- **Nature of Site Improvements:**
 - Building area 132,642 (+/-). (*Buyer to verify*)
 - Fully paved parking lot at 370 spaces
 - Truck access, Perimeter security fencing. Full utility services.
- **Notable services:**
 - Water at 500K gallons (daily)
 - Electricity at 18 megawatts service
- **Closest Major State Route:**
 - Oregon Hwy 99W; and Oregon Hwy 22
- **Closest Metropolitan Area:** Salem / Keiser, OR, Metropolitan Statistical Area. 2015 population estimate: >405,000
- **Access:** Direct, full access to SE Monmouth Cutoff Road
- **Visibility:** Excellent

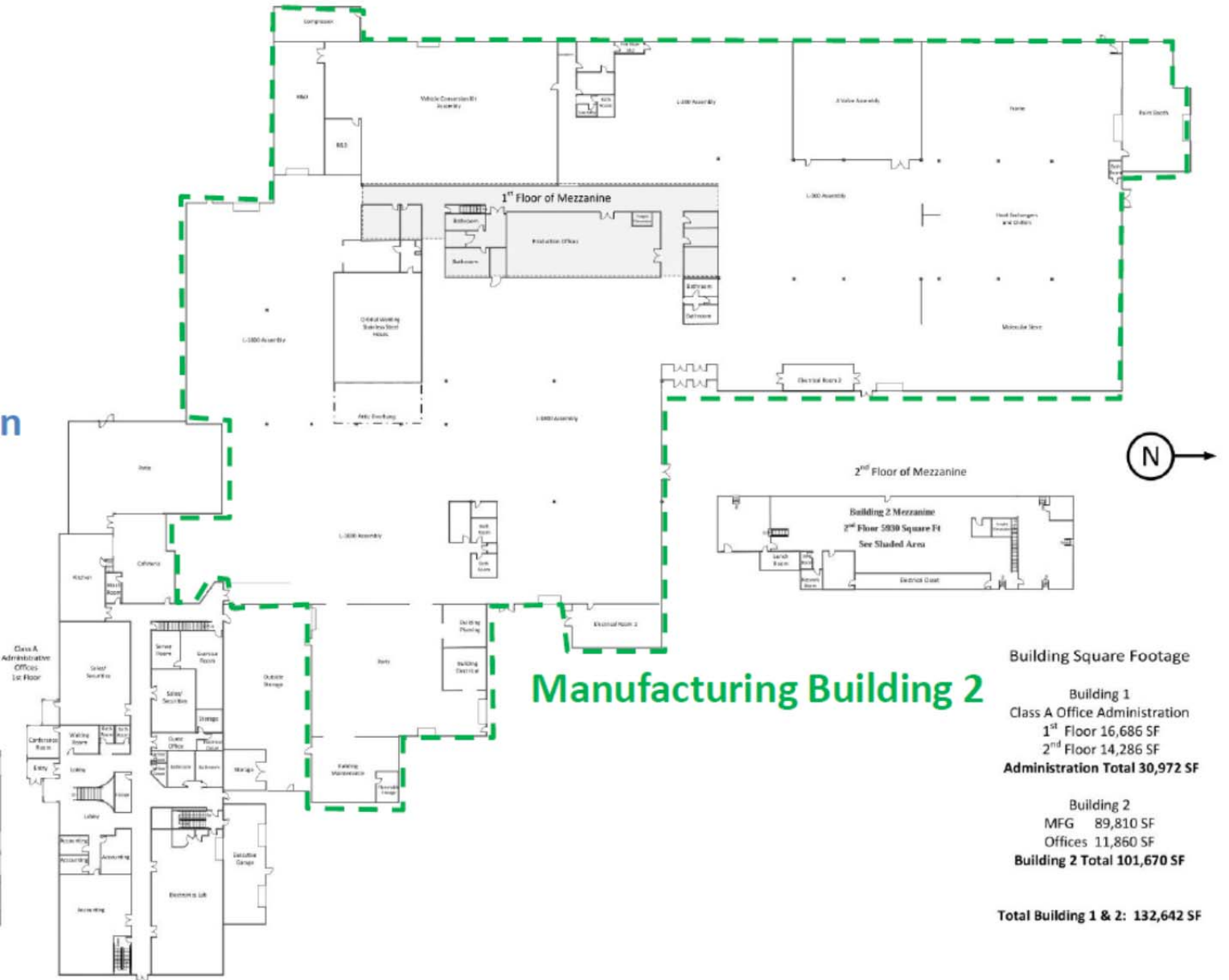
Description of Building

- **Building Area:** 132,642 square feet (*Buyer to verify*)
- **Major Amenities:**
 - Professional offices at 30,972 SF (approximate), to include professional offices, corporate board room, conference room, commercial kitchen, cafeteria, gym / exercise room
 - Manufacturing center at 101,670 SF (approximate), to include clear span manufacturing areas (14'-15' height), 2 "clean rooms", management / production offices, commercial paint room/booth, roll-up doors for distribution, storage rooms
- **Recent Tenant Improvements:**
 - Full interior office upgrades (ceilings, walls, flooring, lighting, HVAC)
 - Full interior manufacturing area upgrades (ceilings, walls, flooring, LED lighting, HVAC, clean-rooms, mechanical systems)
 - Major roof replacement / rehabilitation



Property Floor Plan

Administration Building 1



Manufacturing Building 2

Building Square Footage	
Building 1	
Class A Office Administration	
1 st Floor	16,686 SF
2 nd Floor	14,286 SF
Administration Total	30,972 SF
Building 2	
MFG	89,810 SF
Offices	11,860 SF
Building 2 Total	101,670 SF
Total Building 1 & 2:	132,642 SF



Corporate Office Interior Finishes



Grand Foyer and Entrance



2nd Floor Foyer and Corporate Offices



Corporate Office Interior Finishes



Executive Conference Room



Engineering Offices



Corporate Board Room



Manufacturing / Warehouse Facility

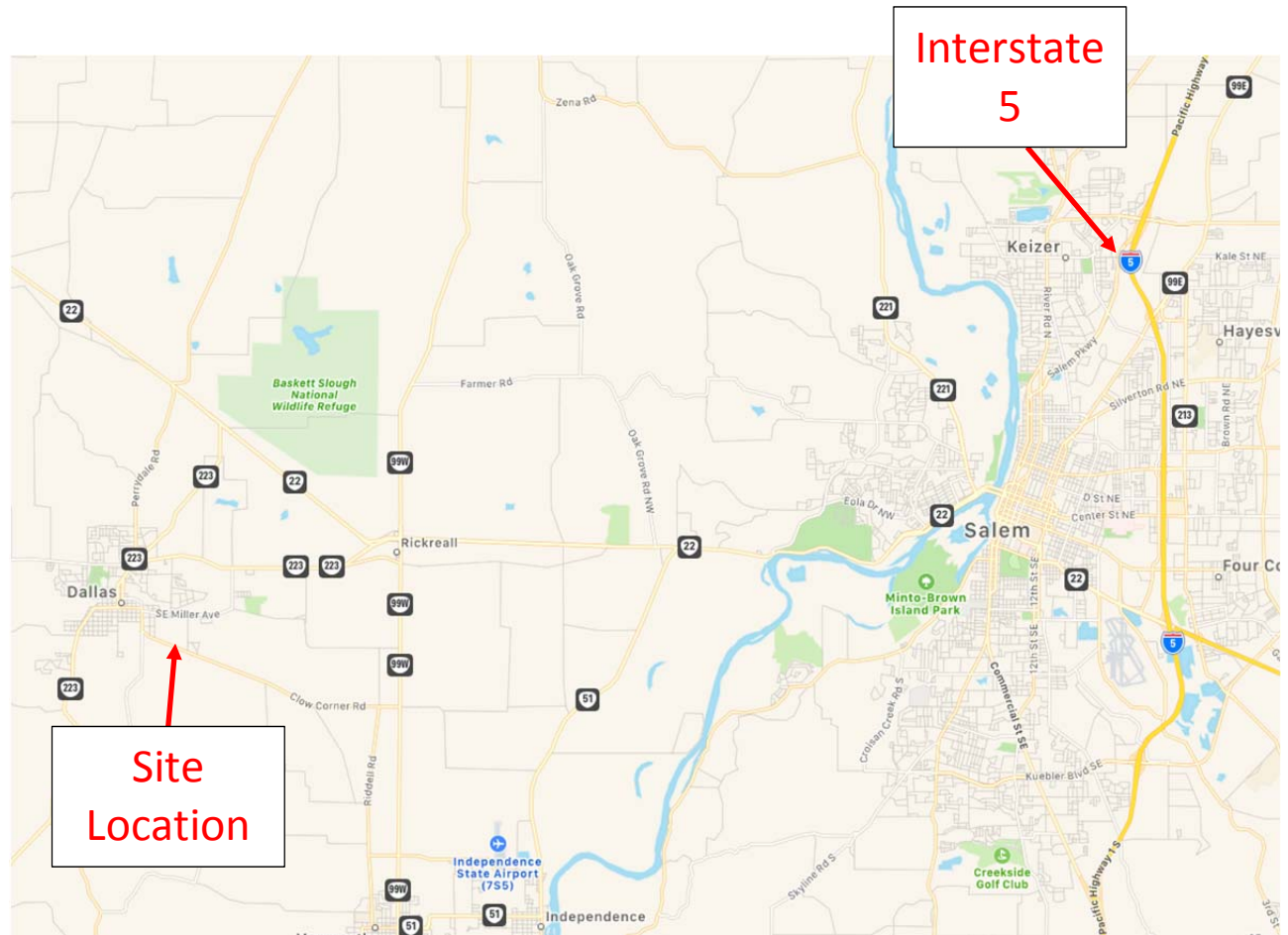


Exterior



Strategic Investment Opportunity

- Site is located within the Dallas, OR D-I-M Enterprise Zone II for business development incentives.
- Dallas, OR is considered to be within the employment market of the Salem/Keiser MSA. Estimates population in 2015 is greater than 405,000 population.
- The Salem/Keiser market area is growing in population and employment. The MSA is that center for State government offices and related support services. The sub-market of Dallas, OR is dominated by employment in the Transportation, Agricultural, and Retail trade sectors.
- Access to major transportation routes. The site is within a couple miles of major state routes OR 99W and OR 22, and within 15 miles of Salem, OR and major shipping distribution centers along the Interstate 5 (I-5) corridor. Domestic and International shipping distribution is served from the I-5 corridor freight networks.

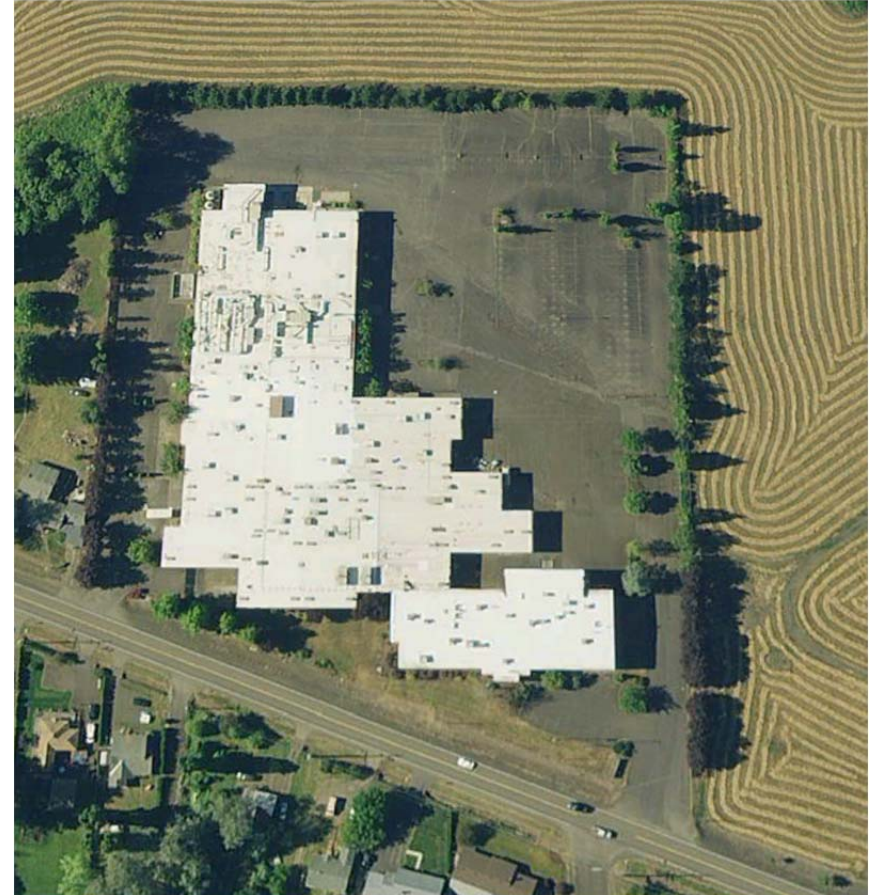


Distances:

- Site to Salem, OR – 15 Miles (approx.)
- Site to Interstate 5 – 16 Miles (approx.)
- Site to Portland, OR – 61 Miles (approx.)



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Note: on-site showing times by schedule only

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