

**SALE OR LEASE**

# Pendleton Warehouse Facility

**524 SW 12TH ST.**

Pendleton, OR 97801

**PRESENTED BY:**

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THE WHITNEY LAND COMPANY



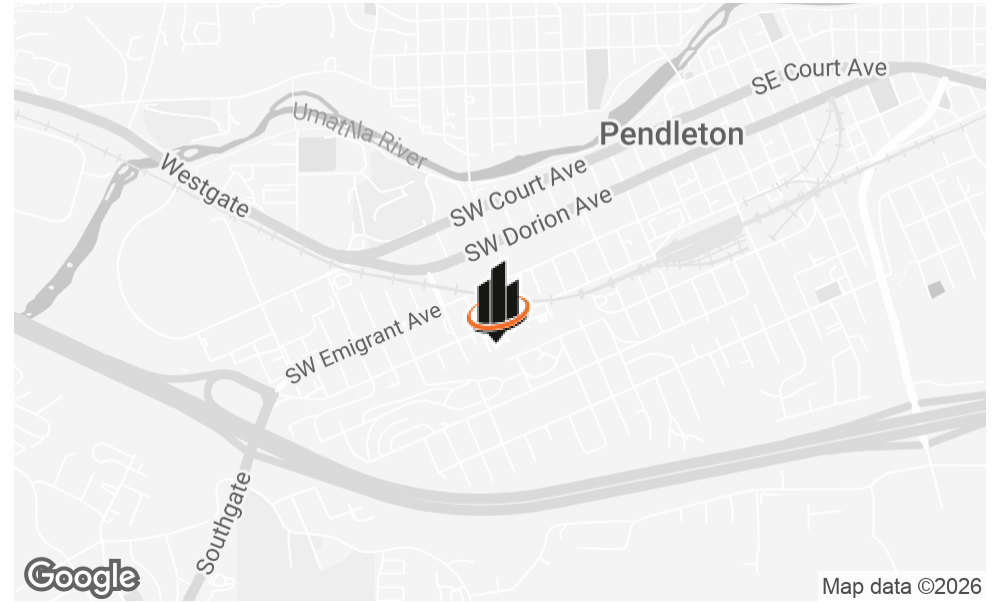


## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$860,000</b>
<b>LEASE RATE:</b>	\$4,965/month Modified Gross
<b>AVAILABLE SF:</b>	8,734 SF
<b>LOT SIZE:</b>	0.69 Acres
<b>BUILDING SIZE:</b>	8,734 SF
<b>PRICE/SF:</b>	\$98.46
<b>YEAR BUILT:</b>	1971
<b>ZONING:</b>	C-MU



### PROPERTY DESCRIPTION

Pendleton Office and Warehouse building now available for Sale or Lease. Great central location with close access to I-84 and Hwy 395. 8,734 SF warehouse facility featuring office space with a reception area, 4 private offices, storage room and restrooms. Clear span warehouse with mezzanine (not included in SF), 23' eve height and 3 dock-high roll-up doors. Fully enclosed lay down yard.

### PROPERTY HIGHLIGHTS

- Central location
- Fully enclosed yard
- Close proximity to I-84 and Hwy 395

## LOCATION AND ZONING OVERVIEW



### ZONING DESCRIPTION

The property is zoned in the Commercial Central Mixed Use (C-MU) district, which is defined in the City of Pendleton Unified Development Code, Chapter 4.01.1.

### LOCATION DESCRIPTION

Situated in Pendleton off of 12th St, this property is conveniently located with close proximity to Interstate 84 and Hwy 395.

Pendleton is the cultural center of Northeastern Oregon and within 3-4 hours to Seattle, Spokane, Portland and Boise and within 50 minutes to Tri-Cities, Washington.

With thriving tourism, Pendleton is also a regional hub for events and home to major employers, Blue Mountain Community College, Wildhorse Resort & Casino, EOCC, St. Anthony's Hospital, Walmart, the Pendleton Airport and others in Aviation, Manufacturing, Warehousing and Distribution. Major industries in Pendleton include agriculture, woolen mills, healthcare, education and manufacturing.

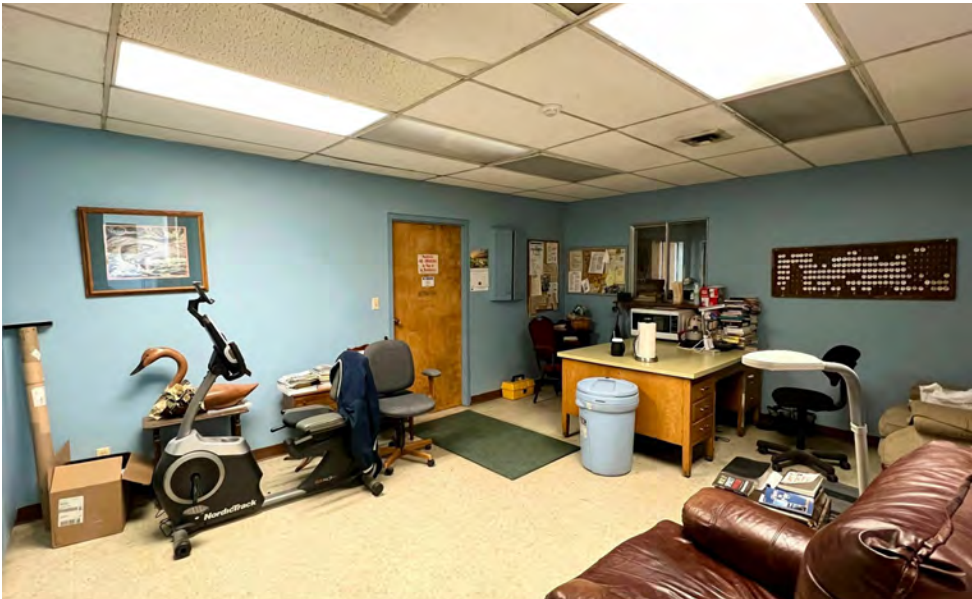


PHOTOS





ADDITIONAL PHOTOS



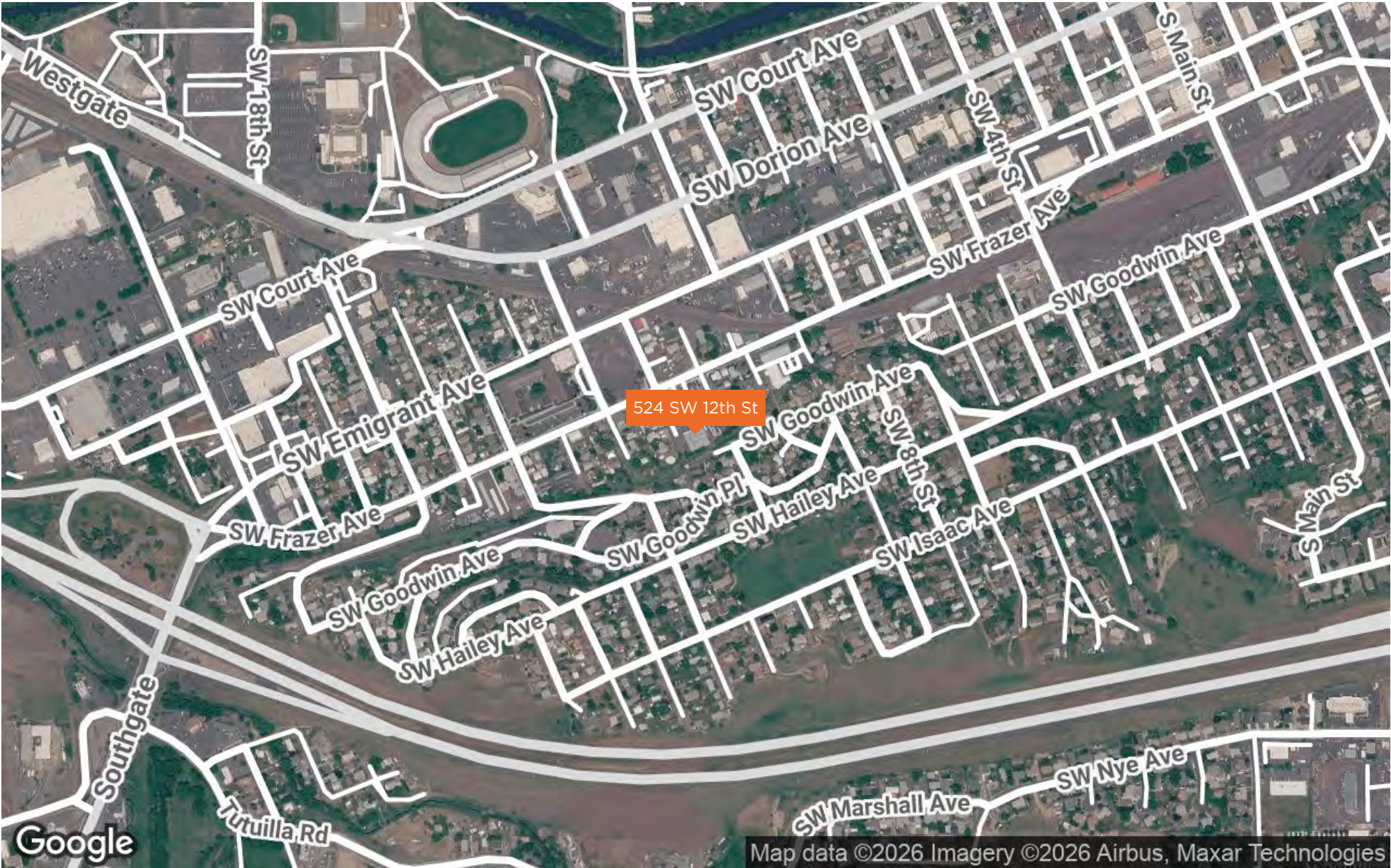


## REGIONAL MAP





AERIAL MAP



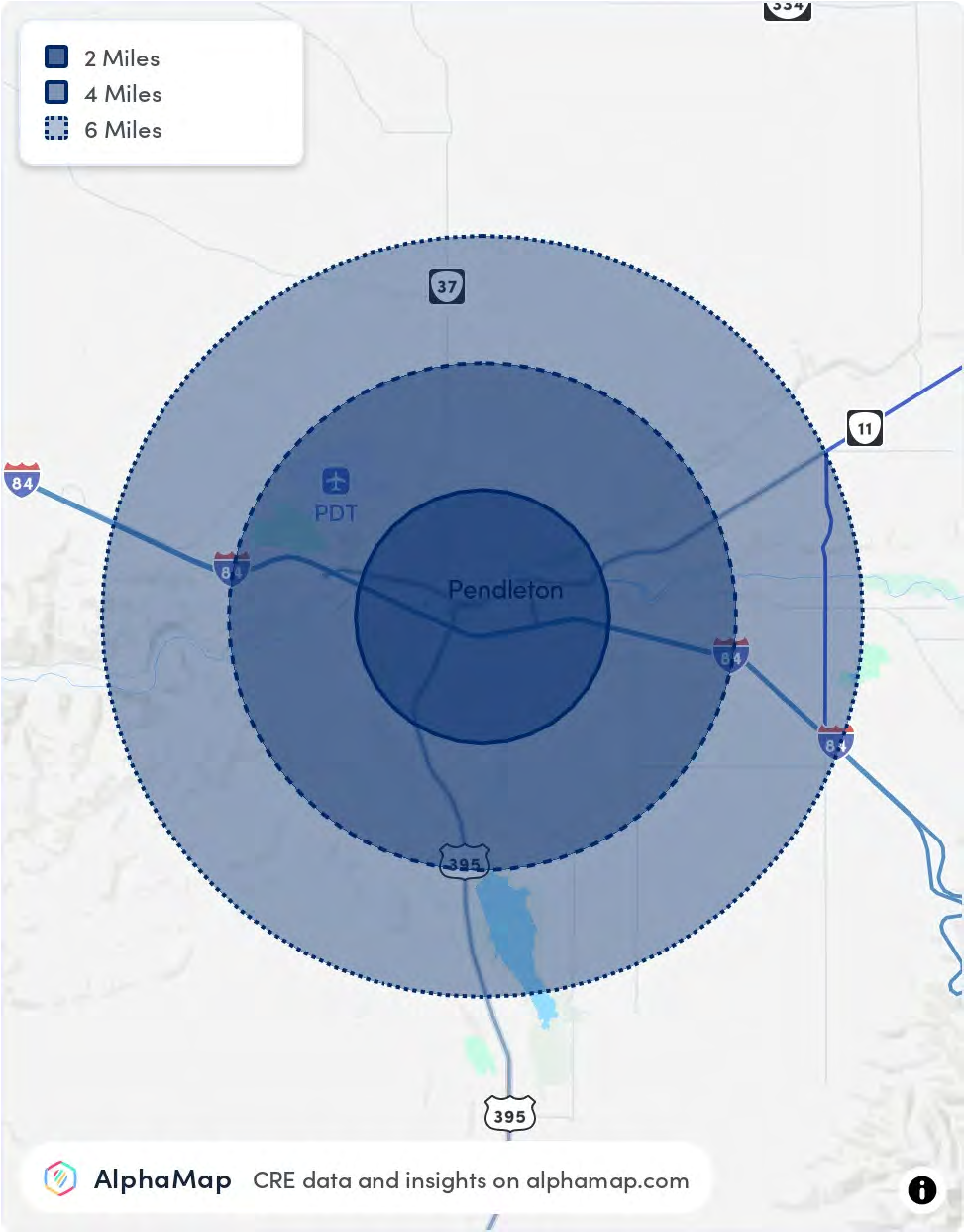


AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,177	17,852	19,279
AVERAGE AGE	40	41	41
AVERAGE AGE (MALE)	39	40	40
AVERAGE AGE (FEMALE)	40	41	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,564	6,779	7,327
PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$77,317	\$82,612	\$83,224
AVERAGE HOUSE VALUE	\$336,957	\$359,719	\$364,652
PER CAPITA INCOME	\$29,737	\$31,773	\$32,009

Map and demographics data derived from AlphaMap





## DISCLAIMER

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