

MT ANGEL WAREHOUSE B

» FOR LEASE «



ADDRESS

200 Industrial Way in Mt. Angel, Oregon

LEASE RATE

\$7.50/SF/YR, NNN

AVAILABLE SPACE

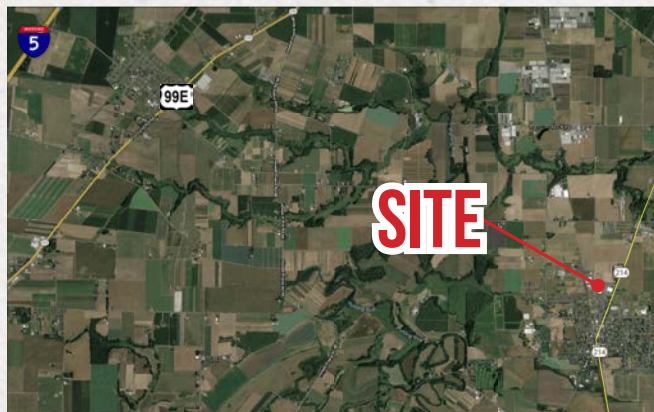
15,100 SF

TRAFFIC COUNT S

N Main St @ Industrial Way – 5,628 ADT ('22)

HIGHLIGHTS

- Dock and grade loading
- High ceilings
- Built in 1980
- Zoned IL (Light Industrial)
- Only 9.5 miles from Interstate 5 (18 minute drive time)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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MT ANGEL WAREHOUSE

200 INDUSTRIAL WAY

MT ANGEL, OR

SPECIFICATIONS/DESCRIPTION

Warehouse B	18' Clear Height
Warehouse Column Spacing	82' - All columns run down center of building at 20' spacing.
Foundation	Concrete
Exterior Walls	Concrete tilt up
Roof Structure and Cover	PVC membrane
Sprinkled	Yes
Doors/Loading	3 grade and 1 shared loading dock



MT ANGEL WAREHOUSE 200 INDUSTRIAL WAY

MT ANGEL, OR



HAPPY HARVEST FARM



SITE

GEM Equipment of Oregon Inc.

Industrial Way

214

Foltz Ln NE

N Pershing St

N Main St

Grant St

Spruce St

Hayes St

Ebner Park

Clement St

A STORAGE PLACE

Franklin St

MT. ANGEL MIDDLE SCHOOL

JOHN F. KENNEDY HIGH SCHOOL

W Marquam St

W Marquam St

E Marquam St

E Marquam St



Lincoln St

W College St

E College St

ST. MARY'S PUBLIC SCHOOL

Church Rd NE

W Church St

Church St

E College St

John B. Humpert Park

May St

May St

214



Church St

214

Hillsboro-Silverton Hwy

S Main St

S Garfield St

S Oak St

Sheridan St

Gregory Ln

St Marys Ave

Cherry St

Birch St

Alder St

Buchert St

Alder St

Academy St

Maple St

S Main St

Academy St

Academy St

214

Hillsboro-Silverton Hwy



MT ANGEL WAREHOUSE
200 INDUSTRIAL WAY
MT ANGEL, OR



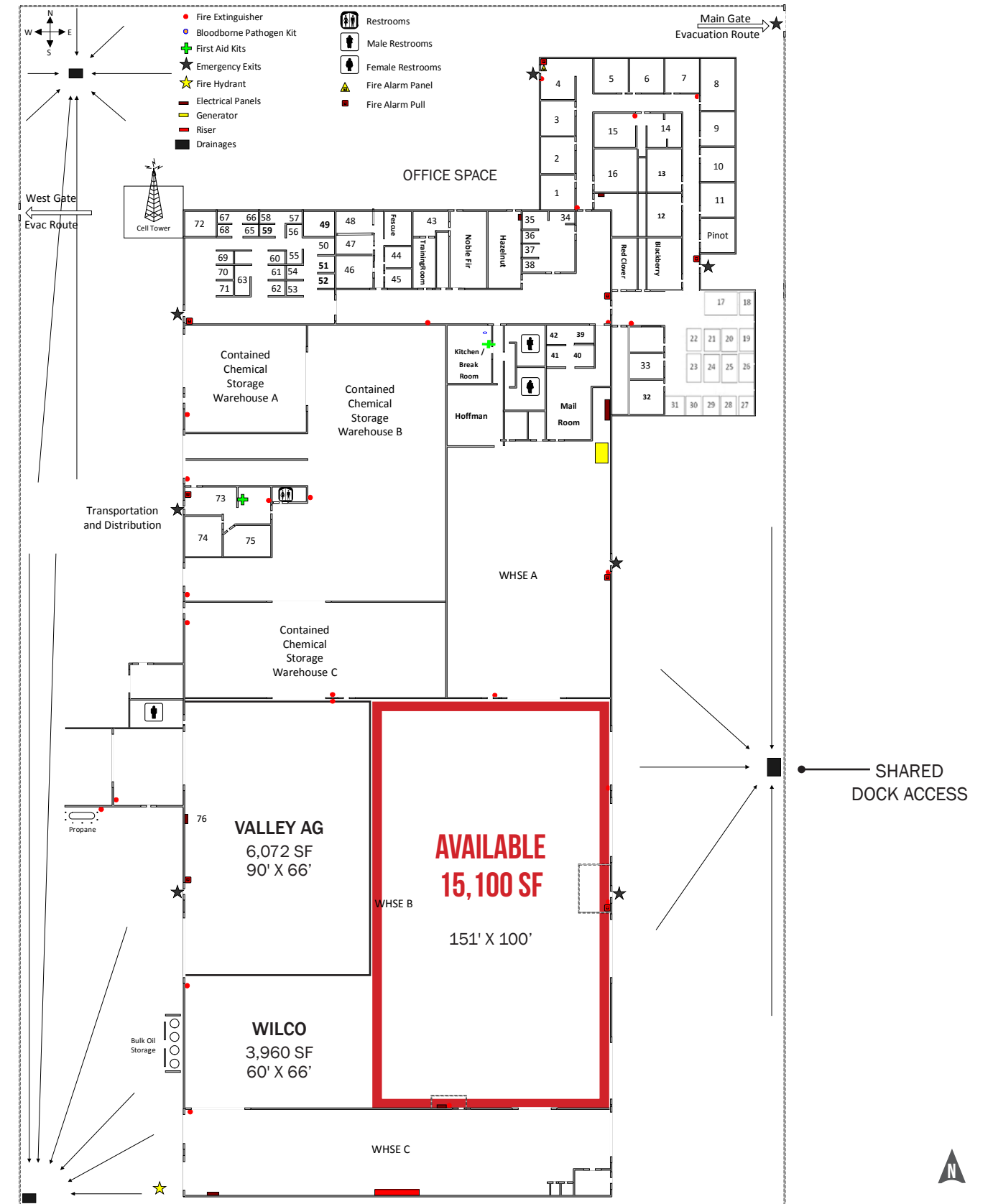
SITE



MT ANGEL WAREHOUSE

200 INDUSTRIAL WAY
MT ANGEL, OR

SITE PLAN / IMAGES



MT ANGEL WAREHOUSE 200 INDUSTRIAL WAY

MT ANGEL, OR

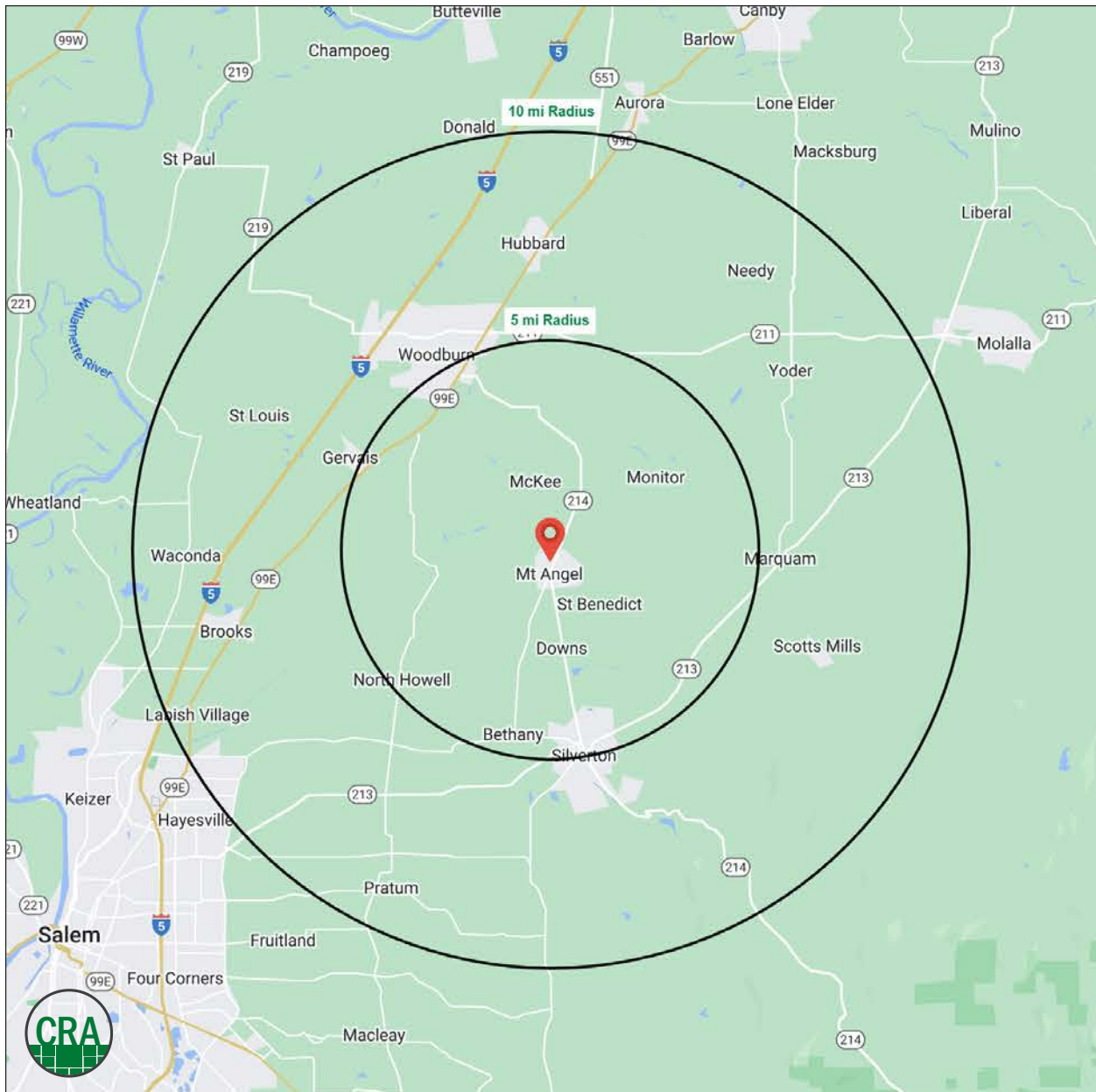
DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)

	5 MILE	10 MILE
Estimated Population 2022	17,728	75,136
Projected Population 2027	18,647	77,946
Average HH Income	\$91,913	\$88,120
Median Home Value	\$349,147	\$339,808
Daytime Demographics 16+	13,353	46,975

36.2

Median Age
5 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.0757/-122.7989

200 Industrial Way	5 mi	10 mi
Mt Angel, OR 97362	radius	radius
Population		
2022 Estimated Population	17,728	75,136
2027 Projected Population	18,647	77,946
2020 Census Population	18,110	74,559
2010 Census Population	16,888	69,237
Projected Annual Growth 2022 to 2027	1.0%	0.7%
Historical Annual Growth 2010 to 2022	0.4%	0.7%
2022 Median Age	36.2	37.7
Households		
2022 Estimated Households	5,663	24,614
2027 Projected Households	6,132	26,163
2020 Census Households	5,758	24,407
2010 Census Households	5,450	22,759
Projected Annual Growth 2022 to 2027	1.7%	1.3%
Historical Annual Growth 2010 to 2022	0.3%	0.7%
Race and Ethnicity		
2022 Estimated White	69.1%	64.3%
2022 Estimated Black or African American	0.5%	0.8%
2022 Estimated Asian or Pacific Islander	1.3%	1.6%
2022 Estimated American Indian or Native Alaskan	2.3%	2.6%
2022 Estimated Other Races	26.8%	30.7%
2022 Estimated Hispanic	30.6%	36.6%
Income		
2022 Estimated Average Household Income	\$91,913	\$88,120
2022 Estimated Median Household Income	\$71,573	\$70,935
2022 Estimated Per Capita Income	\$29,630	\$29,030
Education (Age 25+)		
2022 Estimated Elementary (Grade Level 0 to 8)	9.4%	12.3%
2022 Estimated Some High School (Grade Level 9 to 11)	6.5%	8.6%
2022 Estimated High School Graduate	28.6%	27.6%
2022 Estimated Some College	26.0%	22.4%
2022 Estimated Associates Degree Only	6.4%	8.2%
2022 Estimated Bachelors Degree Only	15.5%	14.0%
2022 Estimated Graduate Degree	7.6%	6.9%
Business		
2022 Estimated Total Businesses	977	3,206
2022 Estimated Total Employees	8,143	23,744
2022 Estimated Employee Population per Business	8.3	7.4
2022 Estimated Residential Population per Business	18.2	23.4

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.