

FOR SALE



**Jett Blackburn
Real Estate Inc.**



~~\$3,950,000~~
\$1,950,000

320 Snow Mountain Ave, Hines, OR 97738



Presented By
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ADDRESS: 320 Snow Mountain Ave, Hines, OR 97738
LEGAL: T23s R30e W.M. Sec 26 Tax Lot 105 & 1/3 of 104
TAXES: \$9,580.00 (2022/2023)
ZONED: Heavy Industrial
PROPERTY SIZE:

<u>Tax lot</u>	<u>Acres</u>
104	15.5
105	2.43 (1/3 ownership)

IMPROVEMENTS:

- This heavy industrial steel building is 171,020 sq. ft. with mostly concrete floors, large warehouse area, and 3 other separate storage/shop building
- 75' platform digital truck scales on 2.43 acres. This is a 1/3 investment of ownership
- Approx. 200,000 sq. ft. of asphalt covered parking and work area

UTILITIES:

Electric: Oregon Trail Electric
Sewer: City of Hines
Water: City of Hines
Fiber: LSN Network

LEASE: The owner is willing to do a 6 month lease back for \$10,000/month

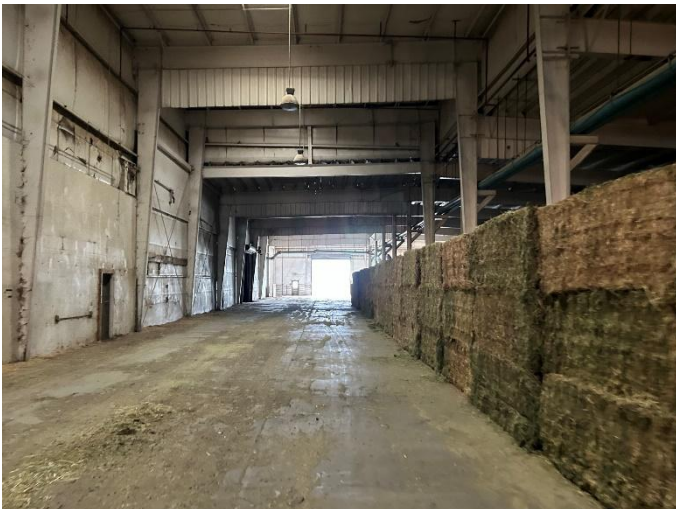


This Eastern Oregon heavy industrial building is 171,020 sq. ft. with 12' eaves. The building has a heavy duty concrete floor in most of the building with steel frame and large clear open areas. This was the former site of the Monaco Coach Corp which was their fiberglass plant. Currently has been used for hay storage since 2011. The property is centrally located in the Hines Industrial Park that has easy access to Hwy 20, Hwy 395 & Hwy 78 making it a great hub for transportation access. There is also a lot of wide open space to help service any manufacturing needs or extra storage.

When the building was run by Monaco Coach Corporation, they developed a warm water well that is 94 degrees and heats the building through the floor heat and overhead radiators. The pump on the well is a 75hp turbine pump with a variable frequency drive (It hasn't been run since 2011) This is a good Eastern Oregon Industrial site for a wide variety of projects such as manufacturing warehouse and distributing, research and development labs & data centers.

The seller and his agent make these representations in good faith, from personal knowledge and experience. However, the buyer should inspect this property or cause this property to be inspected by knowledgeable persons so that the buyer may purchase without relying upon any representations made by the seller or his agent. Also, unless otherwise specified we, Jett Blackburn Real Estate, Inc. agents, represent the seller on all our listings.









Oregon, AC +/-



Boundary Boundary