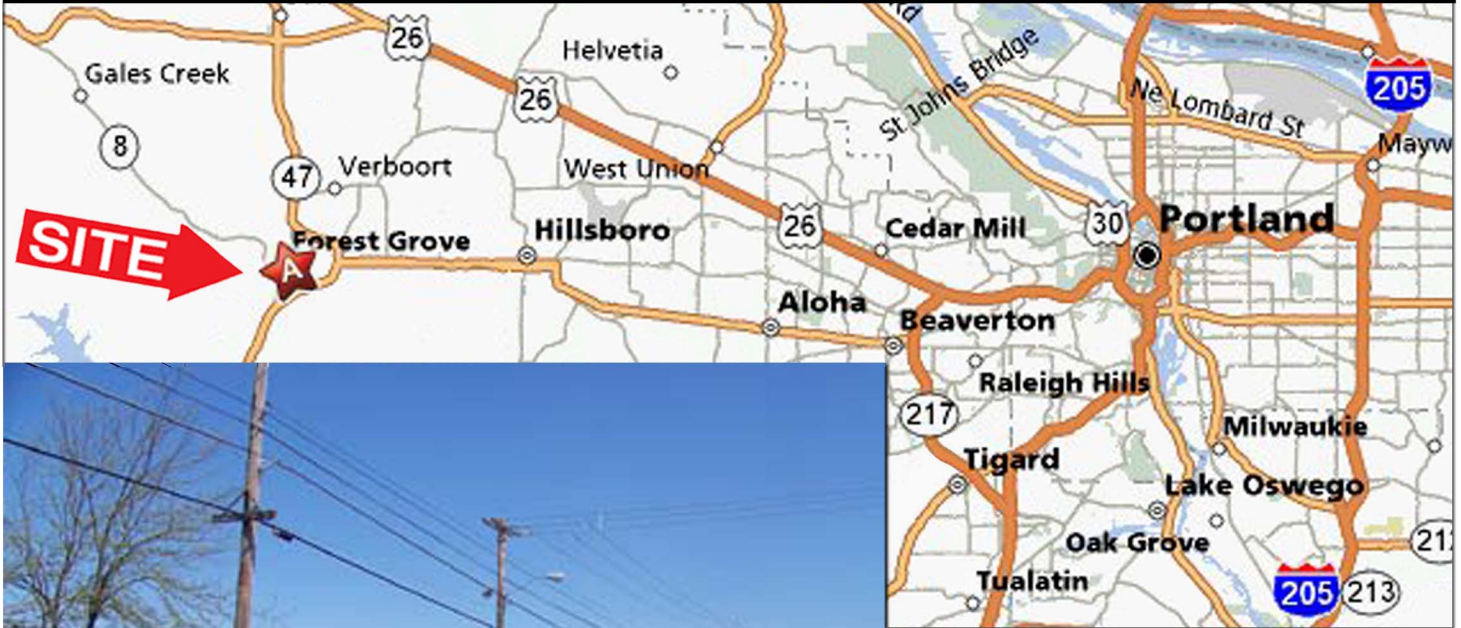


FOR SALE OR LEASE

MANUFACTURING OR DISTRIBUTION 145,000 SF FACILITY DIVISIBLE



Gray & Co. Food Processing Facility
2331 23rd Avenue
City of Forest Grove,
Washington County, Oregon 97116

Location: Industrial Area north of Pacific Ave. (Hwy 8) via Cedar Street on the corner of 23rd Ave. or prox. 8 miles south of the Sunset Hwy Exit #55 (NW Dersham) about 20 miles west of Portland.

Site: 4.2 acres zoned general industrial. Main building north side 23rd. South side is for parking, truck maneuvering, rail spur and waste water treatment.

Building: Masonry built in 3 phases 1954-1985, mostly 20 foot Clear height, 4 drive in doors, two dock doors at 12' height. Heavy Power. Offices two floors total 5,100 sf.

Pricing: \$3,000,000 (prox. \$20.00/sf) or lease at \$0.23/sf



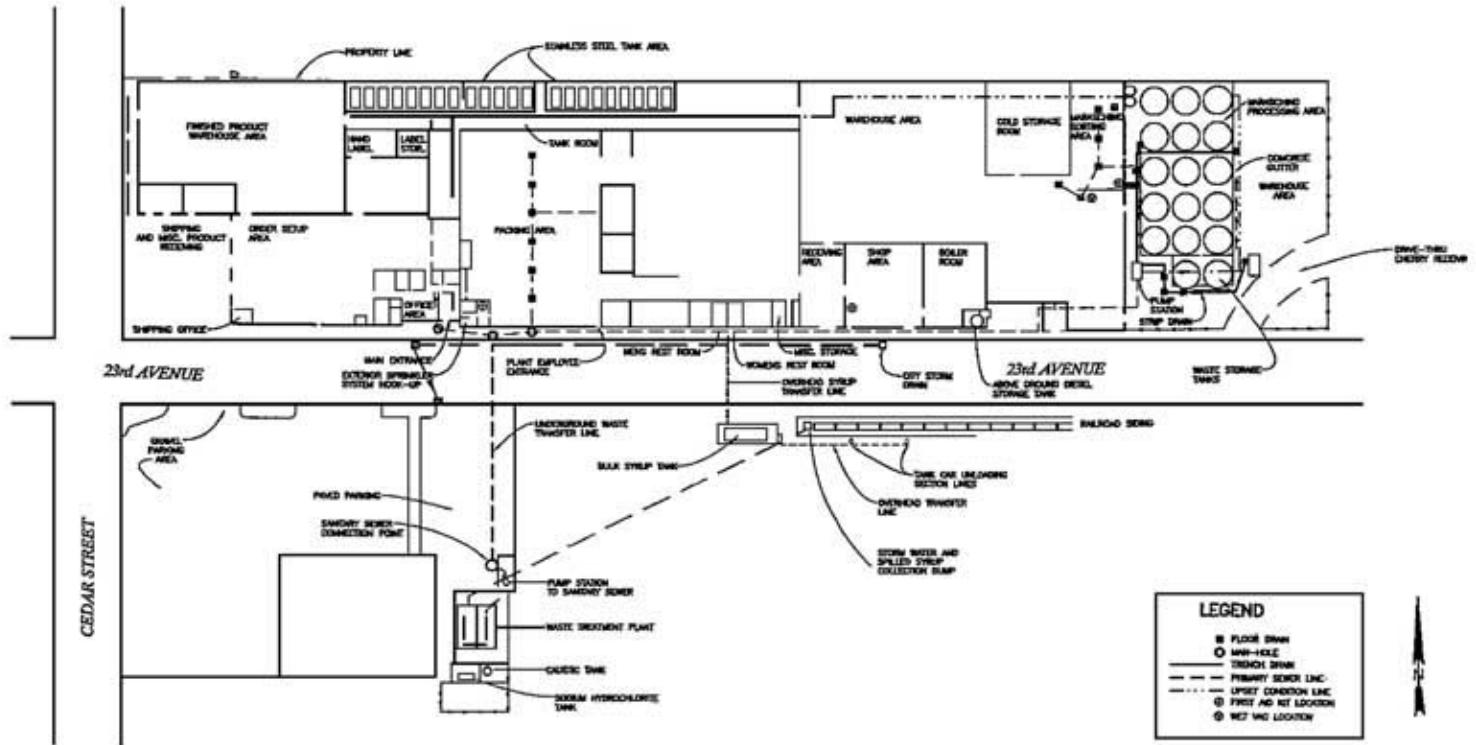
COMMERCIAL REAL ESTATE

Robert Butler
Exclusive Broker

824 SW 18th Ave.
Portland, OR 97205
503-222-4949
Fax 503-228-4079
www.butlerbrokers.com

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PLANNING • ENGINEERING
CONSTRUCTION MANAGEMENT

FFE Architects and Engineers have recently performed an "on-site observation" of this facility. We have found that this food processing facility is very adaptable for other food processors or warehousing. The facility appears to have utilities that are suitable for high volume processing.

The facility presents itself with great opportunity for warehousing, dry storage, coolers, food processing, raw and finished good storage and shipping docks. The office areas are readily available and in nice condition. FFE can assist your company in planning for the future and turning your needs into reality.

For more information on planning services, please contact Jim Bales at jbales@foodfacility.com or 509.972.3800 x603.



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