



PUBLISHED RESERVE: Call John Rosenthal at 800-845-3524

LAST ASKING: \$1,200,000

SIZE: 37.38± Acres

ZONING: Rural Industrial Zone (RI, RCP)

PROPERTY INSPECTION: By appointment only. Please contact Auction Information Office to arrange.

FINANCING: None – All Cash

DESCRIPTION: This 37.38± acre Willamette Valley industrial site has a strategic location at Exit 176 at I-5, and is located 16± miles south of Eugene, just north of Cottage Grove. The property was used for wood products operations for over 75 years. The prior owner, Westwood Lumber, purchased the property from Willamette Industries and operated the facility until 2012. All sawmill equipment has been sold.

There are 112,000± square feet of buildings, which have reuse potential for warehousing, distribution, manufacturing, and assembly operations, providing a new owner with opportunity to redevelop the property and have direct access to the I-5 corridor, which serves both the Pacific Northwest and California markets.

The main complex is 104,662± square feet and was used as a processing plant, warehouse, shipping and shop. A 1,200± foot rail spur is under cover, and was used for loading lumber. There is also a small office just north of the main complex and a 9,490± square foot accessory warehouse. The nearby boiler complex may have some reuse purpose, or may have value in its liquidation. There are three dry kiln buildings totaling 39,165± square feet that should be demolished as part of the redevelopment.