



2.82 Industrial Acres+ 18400 Building

812 MCCLAIN ST/ UNIT 2, Silverton, OR 97381



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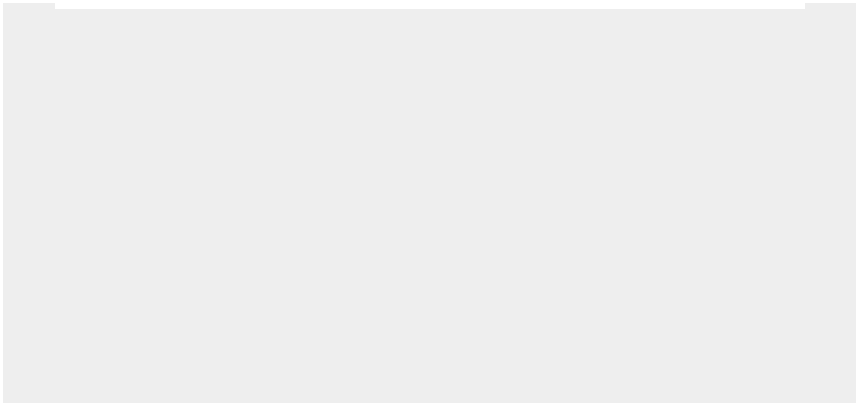
\$2,999,999

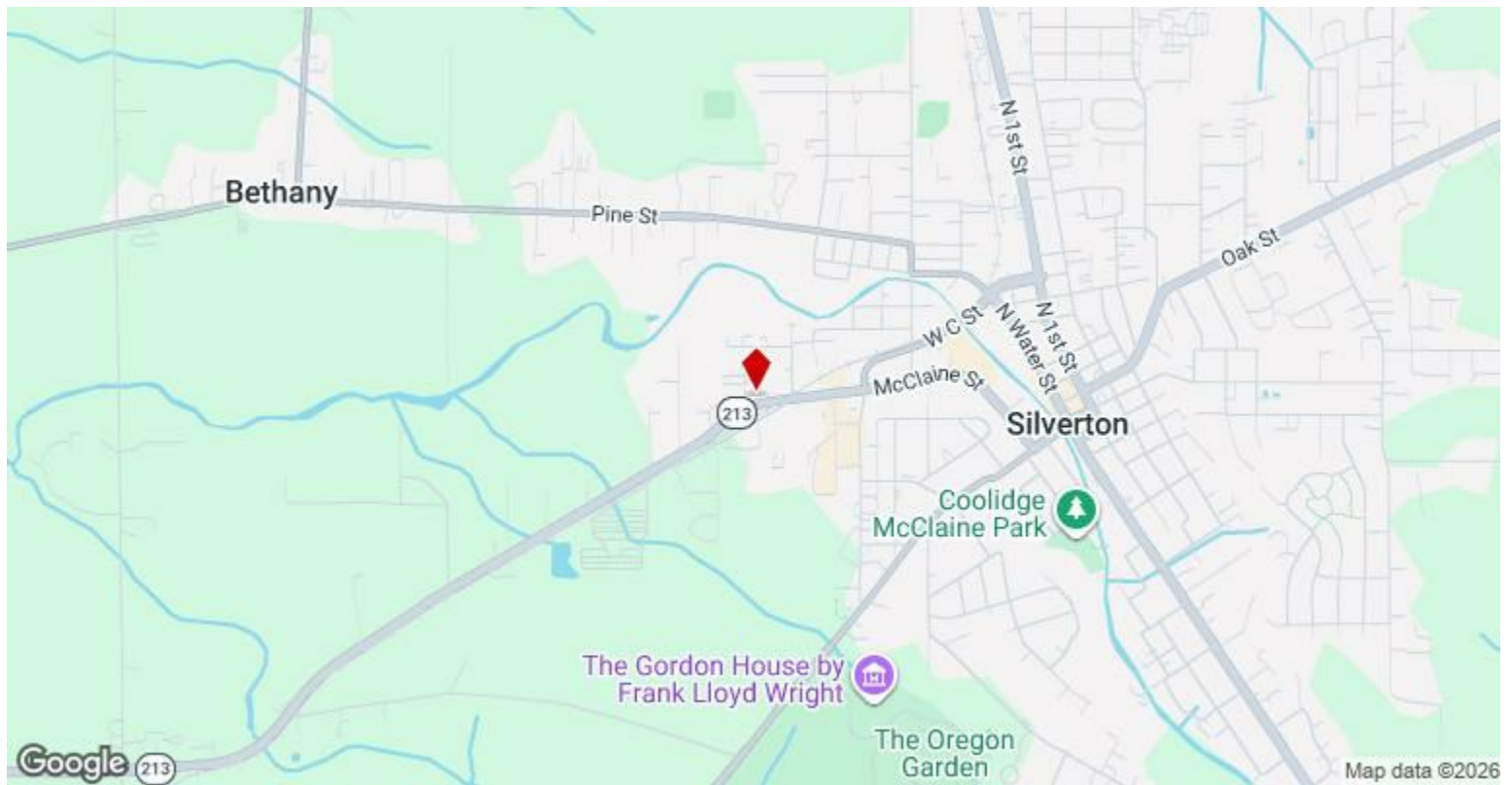
The site features dual gated access and is currently configured with a 2.72-acre improved front parcel and approximately two additional acres in the rear that are actively utilized for RV storage, generating strong monthly income while preserving future development optionality....

Executive Summary This premier industrial investment / owner-user opportunity spans approximately 2.82 acres in unincorporated Marion County, offering rare scale, income, and flexibility in the heart of the Silverton trade area. The property includes an 18,400 SF front building that is fully leased, featuring two (2) truck-height garage doors, a secured yard, and a truck loading ramp, making it ideal for logistics, fleet, service, or dealership operations. The site features dual gated access and is currently configured with a 2.82-acre improved front parcel and approximately two additional acres in the rear that are actively utilized for RV storage, generating strong monthly income while preserving future development. The extra three lots in the back are available for purchase as well. Zoning is County IG – Industrial General / CG – Commercial General across the four parcels, supporting a wide range of by-right uses,...

- 18,400 SF Industrial Building on 2.82 Acres – Fully leased facility with two truck-height doors, loading ramp, and secured yard.
- Income-Producing RV Storage – Approx. 2 acres of active RV storage with development upside, available as a standalone opportunity for \$1,625,000
- Flexible IG / CG Zoning – Supports RV storage, mini-storage, vehicle sales, equipment dealerships, and numerous industrial/commercial uses.
- Flexible Purchase Options – Rear acreage available as one \$1.625M asset or two separate ±1-acre parcels priced at \$875K and \$750K.
- Dual Gated Access & Multi-Point Entry – Exceptional truck circulation, multiple ingress/egress points, and easy access for industrial, fleet, storage,
- 120' x 40' Fully Enclosed Pole Barn – Versatile industrial/storage building ideal for equipment, RVs, contractor operations, fleet storage, warehouse

Price:	\$2,999,999
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	2.82 AC
No. Lots:	1
Zoning Description:	CG
APN / Parcel ID:	517086

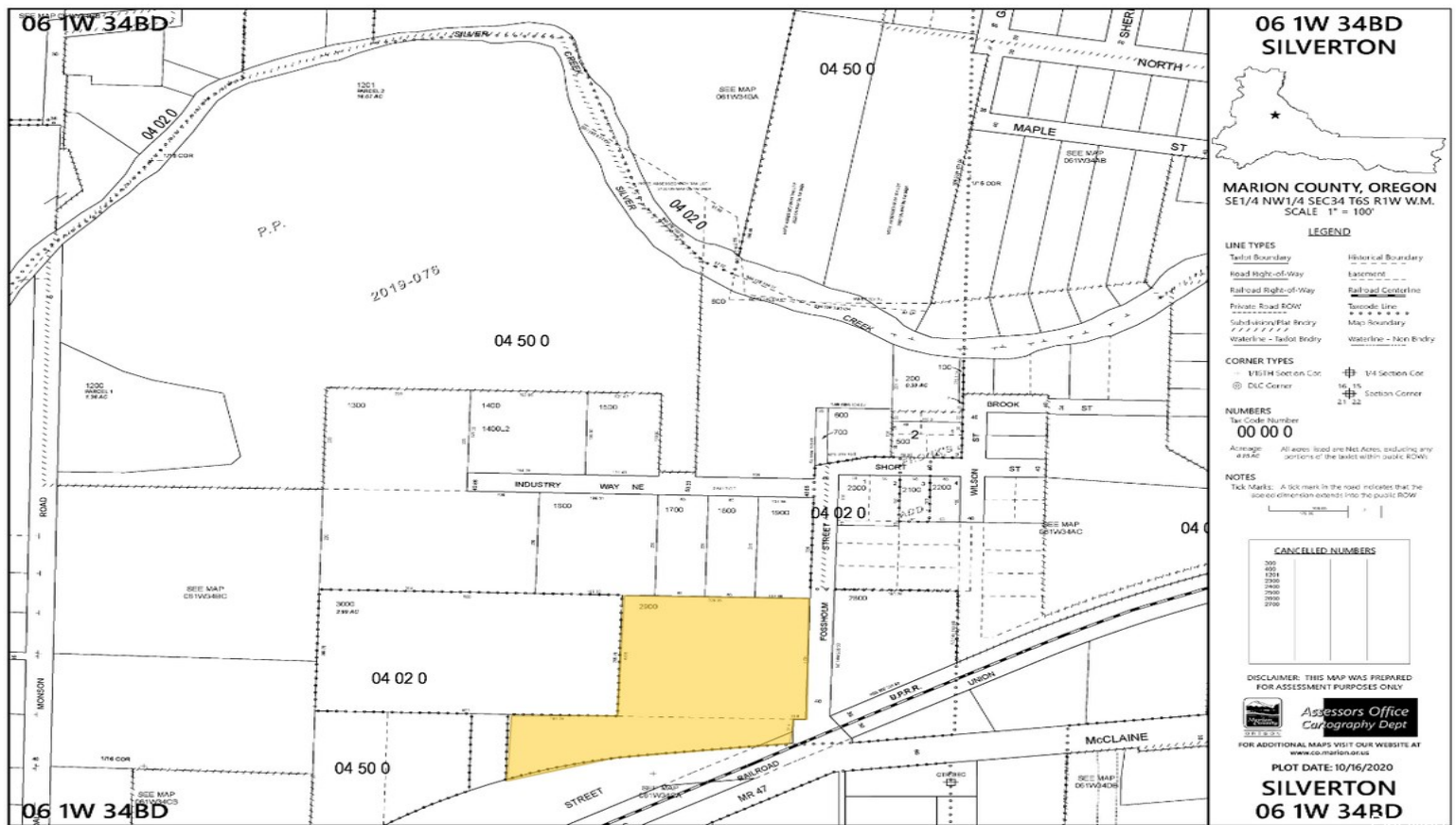




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Property Photos



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Not included in sale