

PRIME OREGON INVESTMENT PROPERTY FOR SALE



6840 / 6990 S. ANDERSON ROAD, AURORA, OREGON

17,000 SQUARE-FOOT INDUSTRIAL / OFFICE BUILDING

Two Tax Lots with Future Development Opportunity, Leased to a High Quality Tenant



ALIGNED COMMERCIAL
REAL ESTATE

QUALITY INDUSTRIAL/HEADQUARTERS PROPERTY



STRONG TENANT, WELL MAINTAINED BUILDING

6840 / 6990 S. Anderson Road, Aurora Oregon

\$3,500,000

Asking Price

17,000+/- SF

Building Size

174,240

Lot Size

PROPERTY SUMMARY



The Canby/Aurora property provides an opportunity to own a powerfully-tenanted and well-maintained industrial and headquarters building. Roth Home, one of the region's top home services providers, specializing in HVAC, plumbing, electrical, and garage doors, leases this property for sales, dispatch, administration, production, and distribution. The high-quality improvements and central location is a cornerstone to Roth's client and employee satisfaction. Simply, this building is critical to their operation. Originally designed and built by the former owner of Roth, he recently sold the business to Turnpoint Services, a national HVAC and electrical services corporation. He is now selling the property as well.

- > Strong lease with nationally-owned, highly regarded tenant
- > Beautifully finished and well maintained headquarters building
- > Strategically located to serve the largest metro areas in Oregon
- > Critical industry tenant with four decades in business
- > Property is two tax lots, providing surplus land for business growth or potential upside with a future development parcel
- > Located between I-5 and Hwy. 99, two of Oregon's highest traffic thoroughfares

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



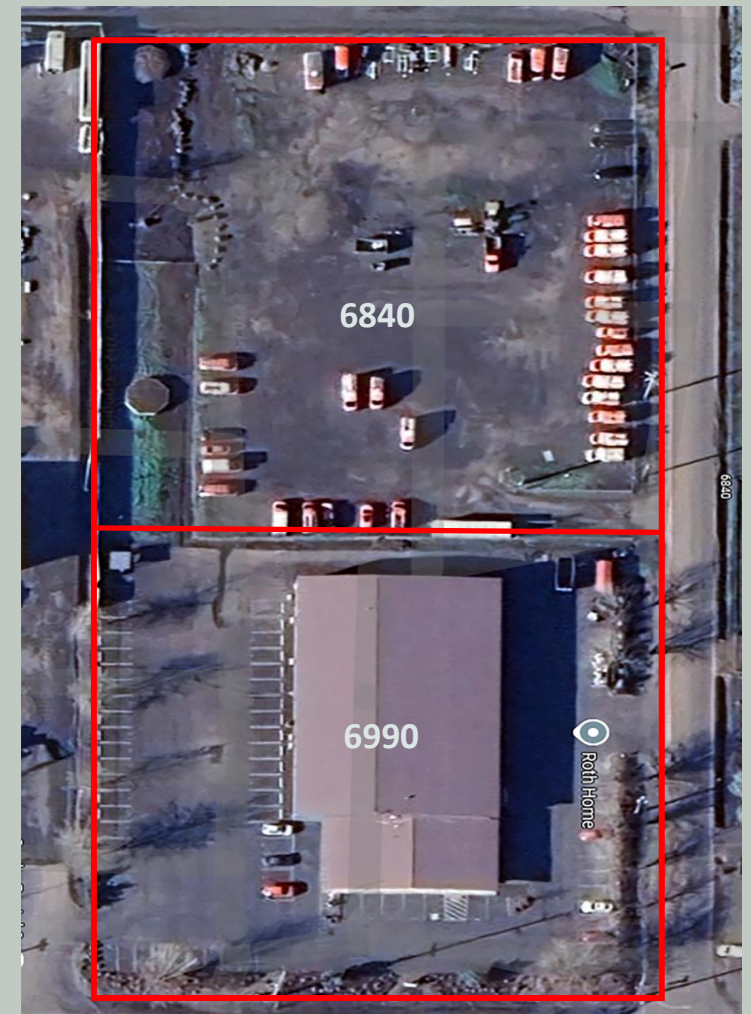
ABOUT ROTH / TURNPOINT SERVICES



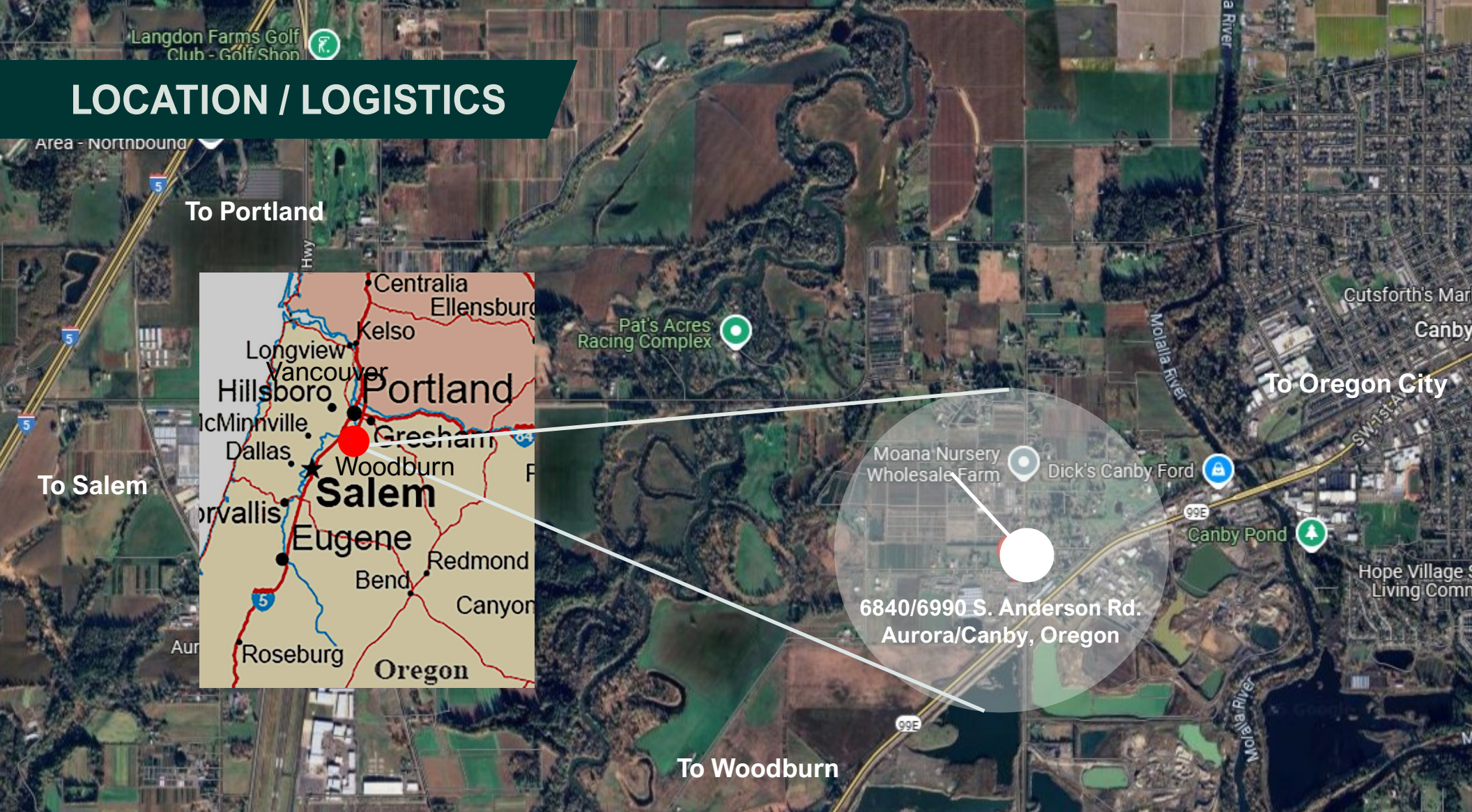
This well-maintained building was recently painted and the roof was replaced two years ago. For additional lease, financial, and property information please contact our office.

About Roth Home and Turnpoint Services

Roth Home was founded in 1976 with the goal of providing homeowners throughout the greater Portland metro area with high quality heating or cooling systems services. The present property owner, Kory MacGregor, took over Roth's operation in 1989. MacGregor expanded Roth into Central Oregon in the early 2000's. In 2021, he sold Roth to Turnpoint Services, a national owner-operator of HVAC and electrical contractor services. Today, approximately sixty employees work at this facility. It is the operational headquarters and primary warehouse for Roth's Pacific Northwest operations.



LOCATION / LOGISTICS



Canby/Aurora is located 25 minutes southeast of Portland, 30 minutes north of Salem, and 20 minutes east of Tualatin/Beaverton. These three metro areas make up approximately 50% of Oregon's entire state population. The property is one block west of Hwy. 99, one of Oregon's busiest highways. It is only ten minutes from I-5 access, making drives to these population centers simple and quick.

In addition to its proximity to this significant consumer base, the Anderson Road property is five to 20 minutes from some of the most sought-after residential areas in Oregon, making employee attraction a benefit of this location. Whether Canby, Clackamas County, or Woodburn, these Portland-area bedroom communities are employee-pool strong, with dozens of employees taking a short drive to this property each workday.

And, for fast freight or air travel, Canby/Aurora is ideal. The Portland International Airport and the Port of Portland are approximately 30 miles away.



PROUDLY OFFERED BY

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ALIGNED: 1) SET IN GOOD ORDER; 2) COLLECTIVELY SUPPORTING A VISION, PERSON, OR ORGANIZATION; 3) BROUGHT INTO AGREEMENT