

:: FOR SALE



Building 3800

TOTAL LISTING PRICE FOR ALL PROPERTIES: \$22.9 MILLION
DISCOUNT INCENTIVE FOR PURCHASING ENTIRE PORTFOLIO: \$20 MILLION

Evergreen Airlines Properties Portfolio

SIX PROPERTIES TOTALING 153,887 RSF ON APPROXIMATELY 40 ACRES
LOCATED AT THE MCMINNVILLE OREGON AIRPORT

:: ON-TARMAC, STATE-OF-THE ART CAMPUS

CBRE



Building 3930



Building 3800



Building 3800

30,000 RSF Hangar Bay



Building 3850

24,000 RSF of Office Space



Building 3600



- Incentives offered for purchase of entire portfolio
- Rare privately-owned land
- On-tarmac properties
- State-of-the art campus

THE OFFERING

Evergreen International Airlines is selling its portfolio of airport properties located in McMinnville, Oregon. This is an extraordinary opportunity to obtain a state-of-the art campus consisting of six properties for an exceptional price, on fee simple land. The zoning is M-L Light Industrial which allows for a wide range of industrial, office and commercial activities. Unlike other airport properties, the land is privately owned instead of leased from the airport, and accordingly, will not revert to the airport as commonly occurs with on-tarmac properties. The site is ideal for aircraft manufacturers and services centers, component manufacturers, airlines, aviation-related businesses, company headquarters, and aviation enthusiasts. A sale of the site as a whole is preferred, although sales of the individual buildings will be considered.

McMinnville is located less than one hour southwest of Portland, in the heart of the Willamette Valley's wine country. The airport is situated on a 650-acre site three miles east of McMinnville with a lighted instrument landing system runway of 5,418 x 150 feet.

Enjoy the tax benefits of locating your business in Oregon. Oregon does not have a general sales tax or a use/transaction tax, which provides significant savings for aircraft purchasers/owners and businesses alike.



Building 3800 Lobby

PROPERTY DETAILS

Building 3500 - Finance Building (Office and Industrial Space)	
Price	\$2,000,000
Land Area	8.1 Acres
Total SF	25,400 RSF
Office SF	1st Floor: 5,710 RSF; 2nd Floor: 4,690 RSF
Hangar/Warehouse SF	15,000 RSF (Warehouse)
Door Size (Approx.)	19'9"W x 16'H (x8)

Building 3600 - Executive Building (Office and Industrial Space)	
Price	\$1,900,000
Land Area	7.2 Acres
Total SF	25,400 RSF
Office SF	1st Floor: 5,710 RSF; 2nd Floor: 4,690 RSF
Hangar/Warehouse SF	15,000 RSF (Warehouse)
Door Size (Approx.)	19'9"W x 16'H (x4)

Building 3800 - Erickson Helicopters Building (Office and Hangar Space)	
Price	\$12,000,000
Land Area	12.97 Acres
Total SF	50,087 RSF
Office SF	1st Floor: 10,767 RSF; 2nd Floor: 9,320 RSF
Hangar SF	30,000 RSF
Door Size (Approx.)	120'W x 30'H

Building 3850 - Airlines Building (Office Space)	
Price	\$3,000,000
Land Area	3.75 Acres
Total SF	24,000 RSF
Office SF	1st Floor: 12,000 RSF; 2nd Floor: 12,000 RSF

Building 3930 - Lear Hangar (Hangar Space with Office)	
Price	\$1,600,000
Land Area	1.72 Acres
Total SF	16,000 RSF
Office SF	2,500 RSF
Hangar SF	13,500 RSF
Door Size (Approx.)	4 Hangar Bays, each with 46'W x 15'H doors

Building 3950 - Old EHI Building (Hangar Space with Office)	
Price	\$2,400,000
Land Area	6.25 Acres
Total SF	13,000 RSF
Office SF	3,000 RSF
Hangar SF	10,000 RSF
Door Size (Approx.)	1 Hangar Bay, with a 78'W x 19'H opening

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For more information, please contact:

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For more information on (Evergreen Airlines Portfolio), please visit our website at

www.cbre.com/evergreen-airlines

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