

71.95 ACRE CANNERY FARM - ZION CHURCH RD 6855 NW CORNELIUS-SCHEFFLIN RD. CORNELIUS , OR 97113



This versatile 71.95 acre Tualatin River Valley property is located in the heart of Washington County's agricultural community and provides a rare opportunity for expanded uses with a combination of 23 acres of Rural Industrial zoned land and 48 acres of Exclusive Farm Use zoned land and has potential for reinstalling a railroad spur. The large 2-story building with approximately 16,000± SF of warehouse space and 5,200± SF of office space is suitable for a variety of uses. There is a 14,400± SF warehouse, 4,400± SF shop with 1600± lean-to, 2,500± SF storage building, fencing, gated entrance, loading dock, large paved parking area, and scale. The graveled container yard has historically produced potted nursery stock and has potentially irreplaceable water rights from 4 wells, the reservoir, and the Tualatin Valley Irrigation District. Irrigation water is delivered through an in-ground irrigation system and a recirculation system serves to reclaim and reuse irrigation water stored in the reservoir. Washington County zoning regulations cite a variety of permitted uses for Rural Industrial zoned land. This property has produced up to 5,000,000 1-gallon size plants per year. An operational Bouldin & Lawson potting machine is on-site and available to purchase along with other assorted farm machinery. This property is essentially turn-key and ready for production. \$2,300,000. The possibilities are extensive!

Information from sources deemed reliable but not guaranteed



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