



**OFFERED AT
\$18.00/ SF. NNN**

4025 Nimbus Loop McMinnville Oregon R&D space located on the McMinnville Municipal Airport.

Position your business at the intersection of progress and possibility. Whether you are an established enterprise or an up-and-coming innovator, this 2-story office building offers the flexibility and amenities your business needs to thrive.

For leasing inquiries or to schedule a personalized tour, please contact Kelly McDonald. Elevate your business presence; the gateway to your future begins here.

FEATURES

- GENERAL COMMERCIAL ZONED
- 4000 SF
- HWY 18 EXPOSURE
- SHOWROOM
- PRIVATE OFFICES
- CONFERENCE ROOMS
- 30 PARKING STALLS



Kelly McDonald, Principal Broker
NATHAN LEVIN CO.

Main: 971 707 4590
kelly@nathanlevinco.com

www.nathanlevinco.com
lic #201221911

Oregon Real Estate Agency Disclosure Pamphlet





Legend

City Zoning

- R-1
- R-2
- R-3
- R-4
- O-R
- C-1
- C-2
- C-3
- M-L
- M-1
- M-2
- A-H
- F-P

County Zoning

- LDR9000
- VLDR-1
- AF-20
- EF-80

City Limits

- Jurisdiction
- City
- County



ZONING DESCRIPTION

General Commercial

4025 Nimbus Loop, McMinnville OR

The C-3 Zone allows for wide range of retail, professional, and entertainment uses. The full zone code can be found on our website in PDF format or search the City of McMinnville for Chapter 17.33 of their municipal codes.



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4025 SE Nimbus Loop, McMinnville, Oregon, 97128
Drive time of 15 minutes



Middleburg

Dominant Tapestry Segment

KEY FACTS



57,694

Total Population



\$437,007

Median Home Value



2,255

Businesses



54,904

Daytime Population



37.1

Median Age



0.69%

2020-2023
Pop Growth Rate



\$33,702

Per Capita Income



2.7

Avg Household Size



\$72,473

Median Household Income



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LOCAL BUSINESSES

- McMinnville Airport
- Evergreen Aviation Museum
- Evergreen Water Park
- Oregon State Police
- Jerry Trimble Helli
- Comfort Inn & Suites
- Linnfield College
- CalPortland
- Jarvis Construction
- Chemeketa CC- Yamhill



LOCATION Area Map

4025 Nimbus Loop, McMinnville OR

Sitting out in front of the McMinnville Airport, the location is visible from Hwy 18 and boasts a large parking lot. 36 miles from Portland and 23 miles from Salem.



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Flood Zones: X500 or B Zone A Zone V Zone D Zone Floodway CBRA

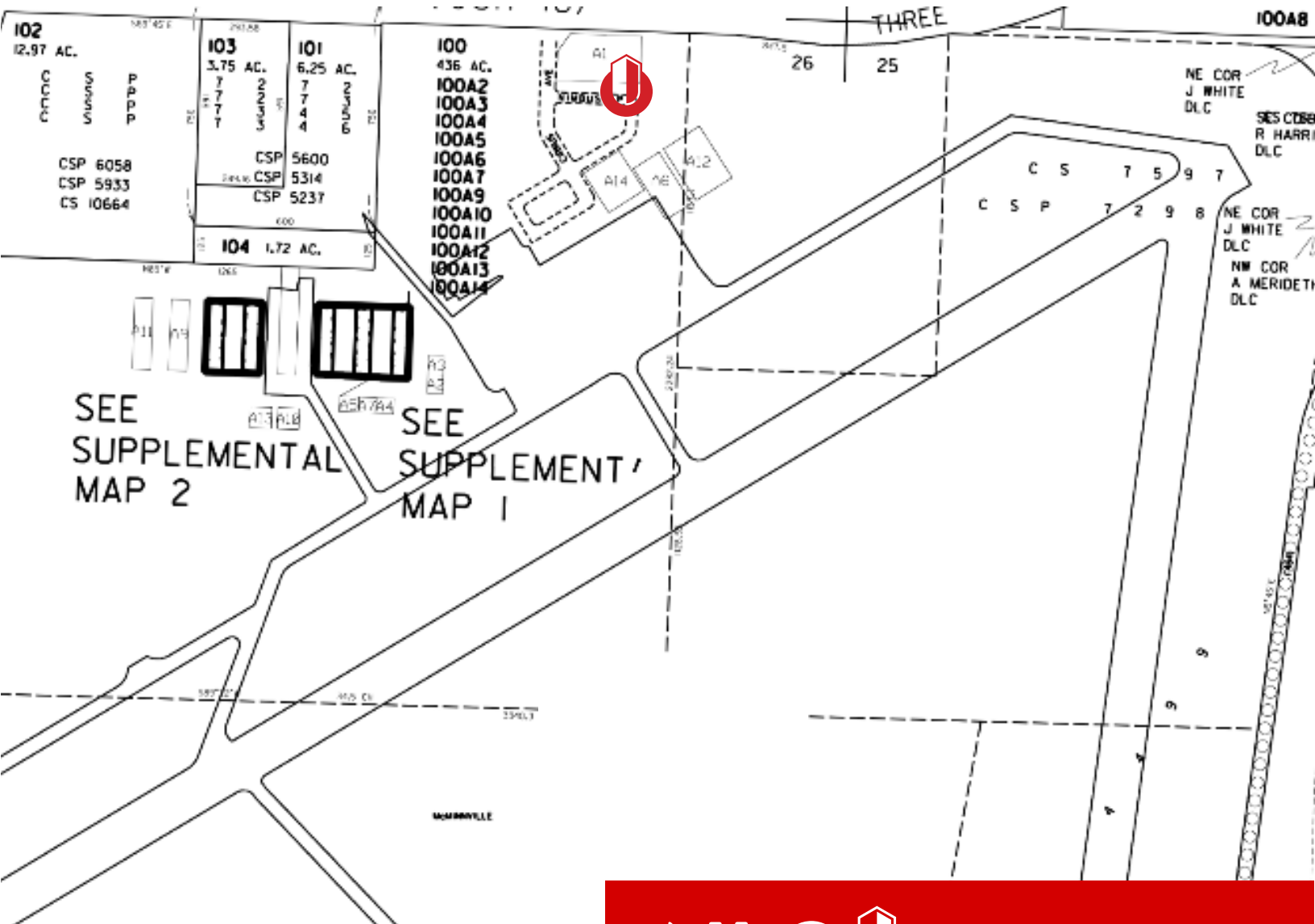


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COUNTY RECORDS

- Parcel #171799
-
-
- 94,090 Square Feet
- Parcel #1902
- Property Class 201

NLCU

LOCATION

Parcel Map

4025 Nimbus Loop, McMinnville OR

Welcome to a unique opportunity to establish your business at the heart of innovation and convenience. This property, located on airport grounds in McMinnville, Oregon, offers versatile office space perfectly suited for a range of uses, including office operations, research and development (R&D), and industrial activities.



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