

# OFFICE/FLEX BUILDING IN WILSONVILLE

27375 SW Parkway Avenue | Wilsonville, Oregon



FOR MORE INFORMATION, CONTACT:



**CAPITAL PACIFIC**

**Kevin Adatto**

503.675.7726  
kadatto@capitalpacific.com

**Kevin VandenBrink**

503.972.7289  
kevinv@macadamforbes.com

1800 SW First Avenue, Suite 650 | Portland OR 97201 | [WWW.MACADAMFORBES.COM](http://WWW.MACADAMFORBES.COM) | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

**FOR SALE  
OR LEASE**

**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES



**BUILDING SIZE**

20,660 SF on two floors

**WAREHOUSE AREA**

± 2,000 SF

**LOT SIZE**

1.64 Acres

**ZONING**PDI, Planned Development Industrial,  
City of Wilsonville**YEAR BUILT**

1980

**CLEAR HEIGHT**

13' in warehouse

**AVAILABLE**

May 2019

**LEASE RATE**

\$13.50/SF NNN

**SALE PRICE**

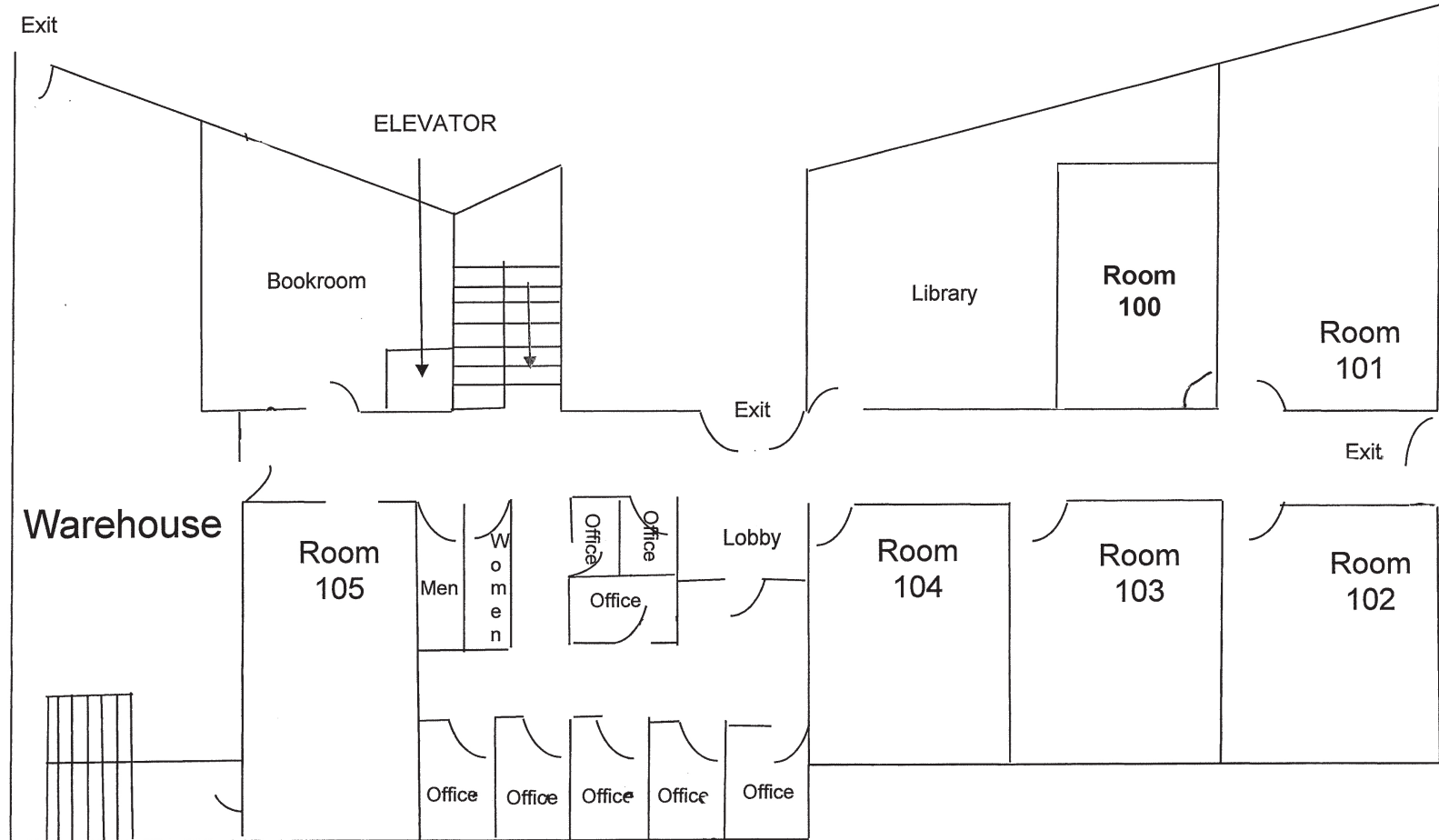
\$2,950,000 (\$143/SF)

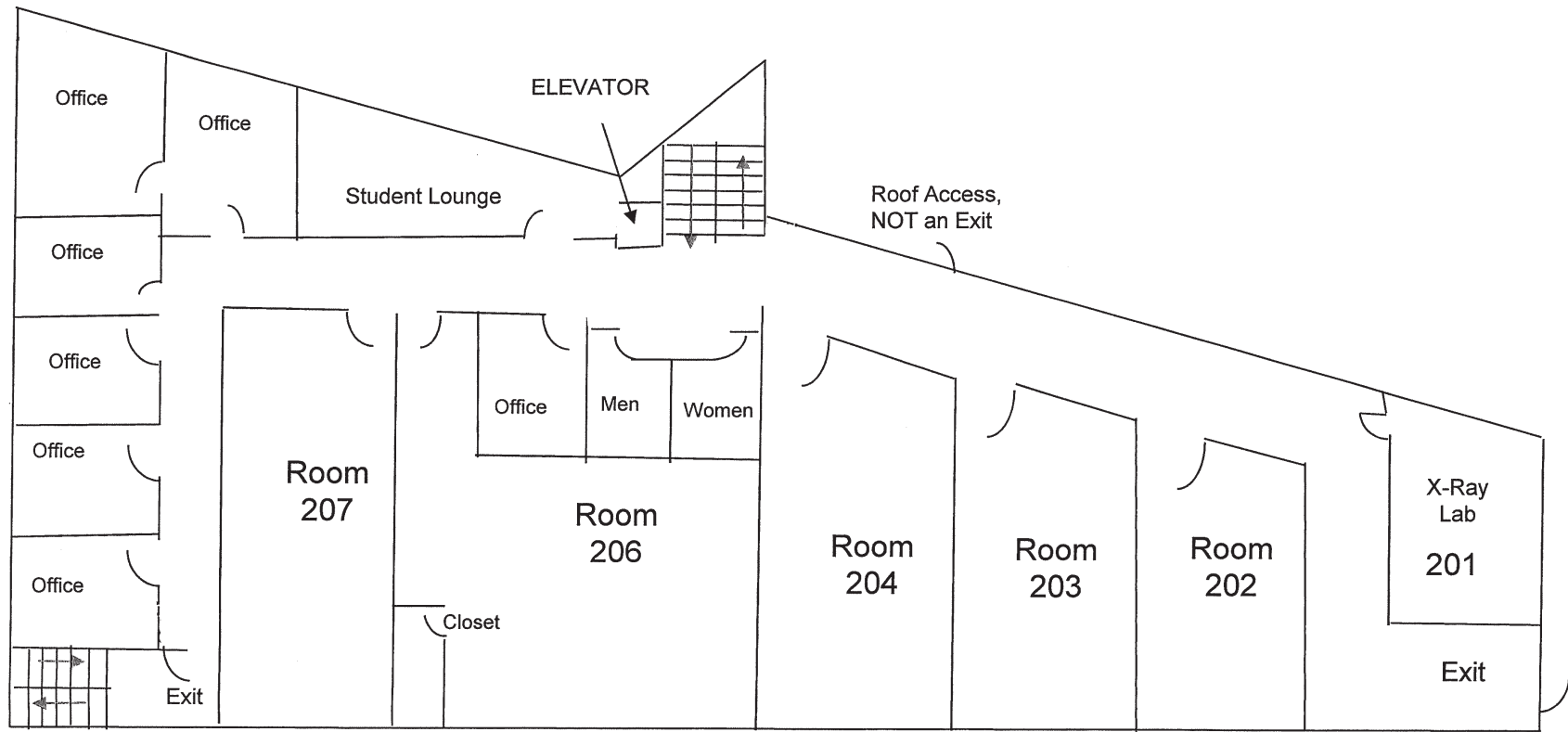
**PROPERTY FEATURES**

- High visibility headquarters location
- Ample on-site parking
- Previously used as a college
- Located directly off of I-5 with frontage on SW Parkway Avenue
- Surrounded by large corporate employers including Xerox, OIT, DW Fritz, and Mentor Graphics
- Close to retail and shopping amenities in Wilsonville











**DEMOGRAPHICS**

	1 Mile	3 Miles
Population	4,577	34,169
Households	1,977	13,087
Median HH Income	\$61,758	\$86,,129
Pop. Growth '18-'23	↑10.5%	↑8.6%
HH Growth '18-'23	↑10.6%	↑8.5%

**WILSONVILLE ADVANTAGES**

Wilsonville is a significant manufacturing and distribution hub located along I-5 in SW Portland. Many of the area's largest employers operate from industrial space. The area has excellent access to transportation including I-5, I-205, Highway 217, Highway 99W, strong rail infrastructure, and a highly skilled workforce. The communities on the I-5 corridor, including Wilsonville, are projected to grow at a rate far exceeding many other parts of the metro area due to job opportunities and quality of life.

