

24830 SW BOONES FERRY ROAD

24830 SW Boones Ferry Road, Tualatin, OR 97062



For More Information, Contact:

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**FOR
LEASE**

**MACADAM
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COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

24830 SW Boones Ferry Road, Tualatin, OR 97062

PROPERTY DESCRIPTION

Highly visible parcel located off of the North Wilsonville exit fronting SW Boones Ferry Road. The property is currently in Washington county jurisdiction and will be annexed into the City of Wilsonville upon future development. The City of Wilsonville has preliminary plans to extend Day Road through the Southern part of the subject property across I-5.

PROPERTY HIGHLIGHTS

- Current FD-20 (Washington County) Zoning will allow Contractor Establishment and is designated to be annexed into the City of Wilsonville upon any future development.
- Likely to be zoned as PDI (Planned Development Industrial) within the High Tech Employment District
- Easy freeway access

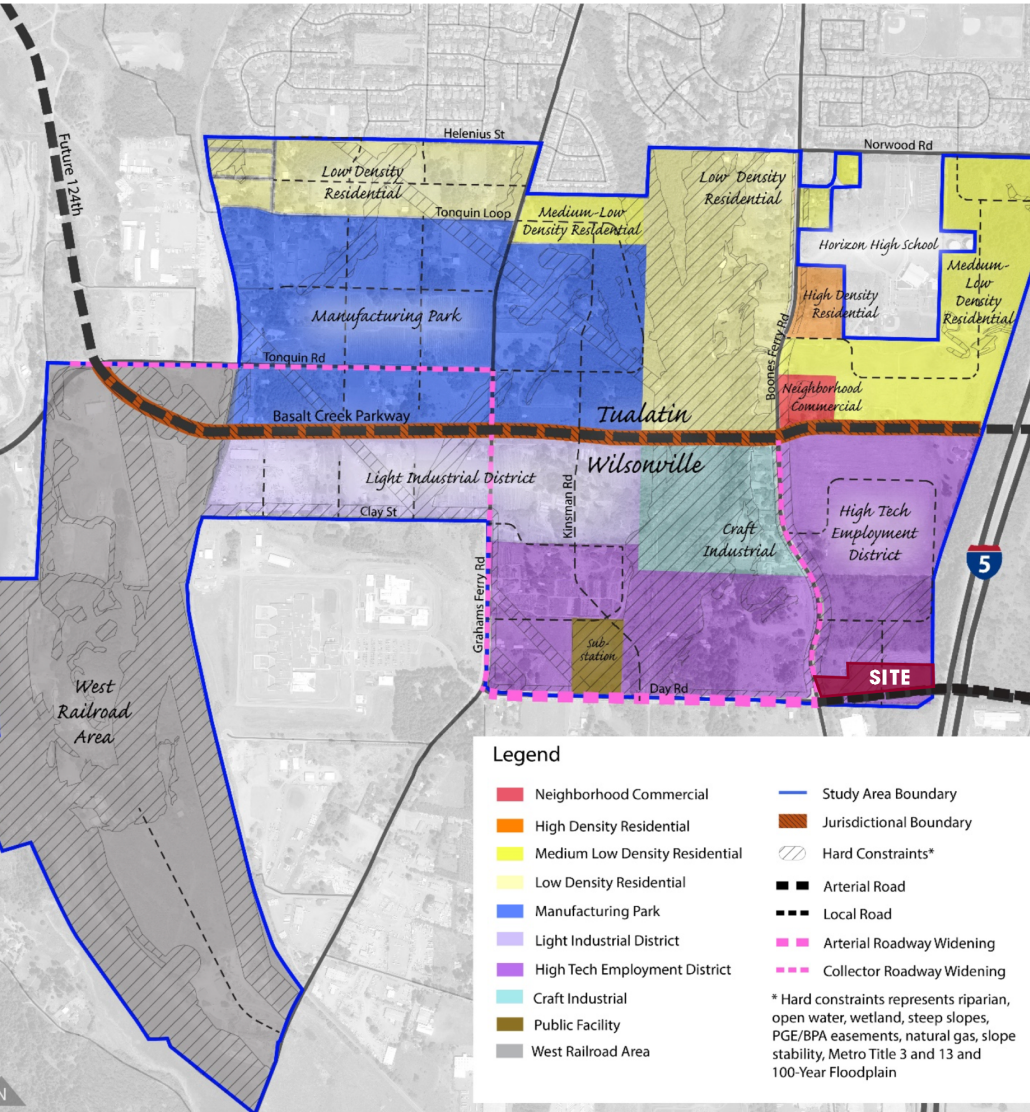
OFFERING SUMMARY

Lease Rate:	Call Broker for Details
Lot Size:	6.75 Acres



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**DEMOGRAPHICS**

	1 MILE	5 MILES	10 MILES
Total population	2,677	99,318	468,758
Median age	34.8	38.2	39.1
Median age (Male)	34.8	36.9	38.1
Median age (Female)	35.1	40.1	40.1
Total households	743	39,390	187,870
Total persons per HH	3.6	2.5	2.5
Average HH income	\$110,572	\$81,072	\$89,090
Average house value	\$552,207	\$391,779	\$419,943

LOCATION OVERVIEW

Site is located off of the North Wilsonville exit. This location offers convenient access to SW Boones Ferry Road, SW Grahams Ferry Road, as well as I-5. Featured for development in Washington County FD-20 or future industrial development.

LOCATION

	DISTANCE	TIME
I-5	0.5 mi	1 min
I-205	3.0 mi	8 min
Portland International Airport	26.5 mi	32 min