

# Development Opportunity

14843 SW OREGON STREET, SHERWOOD, OR 97140

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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.

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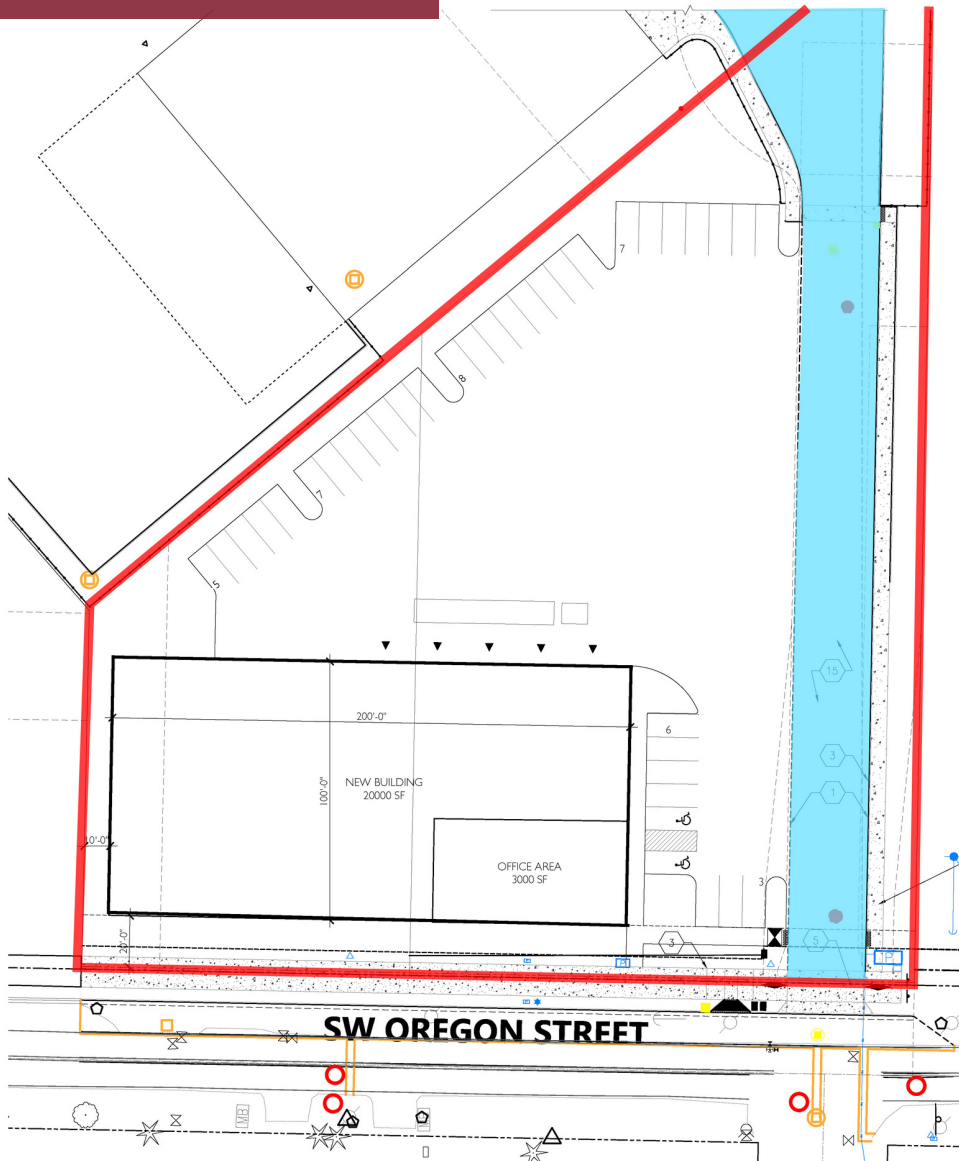
## FOR SALE

**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES



# FOR SALE

14843 SW Oregon Street, Sherwood, OR 97140



## PROPERTY DESCRIPTION

Rare 2.06-acre industrial parcel **shovel ready** for development/construction. The site can accommodate up to a 20,000 SF industrial building providing good staging, parking and/or yard.

## PROPERTY HIGHLIGHTS

- Shovel ready in its truest sense.
- No off-site improvements will be required by the city. The site will have public sidewalks, curbs, and street widening all to be taken care of by the seller.
- All utilities tapped to the site include water, sewer, stormwater, and power.
- Copy of existing environmental reports can be provided.

## OFFERING SUMMARY

Sale Price:	\$1,350,000 (\$15.04/SF)
Lot Size:	2.06 Acres
Zoning:	Light Industrial - City of Sherwood

## ACCESS DRIVE

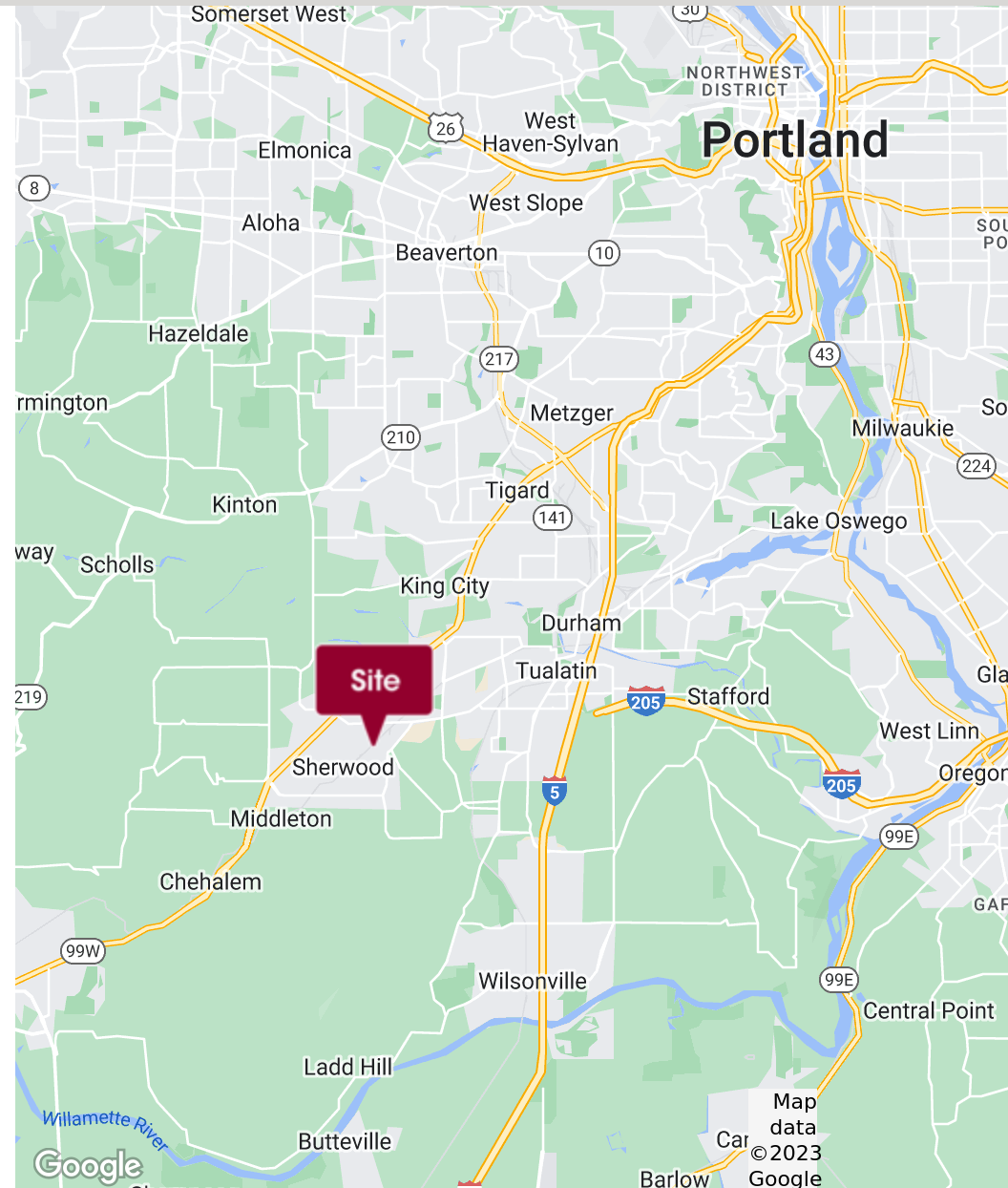
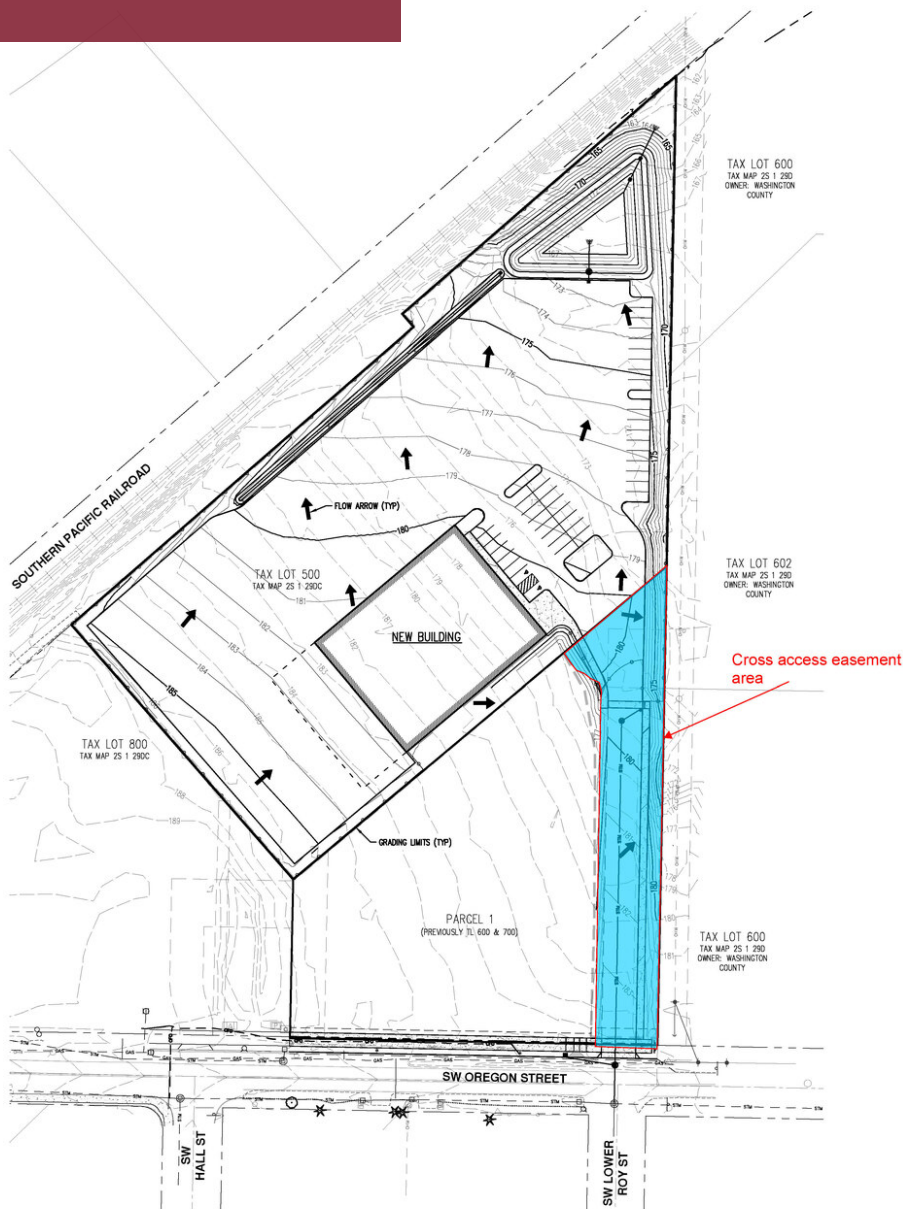
- Seller will fill with onsite material to grade as shown including retaining walls and place required rock (below paving) within the easement area.
- Seller will pay for and install stormwater line and catch basin only, shown within the easement area.
- Seller will pay for and install all other utilities required to serve the parcel to the north that resides within the easement area.
- Buyer will pay for and install all paving, concrete, and landscape required within the easement area.



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