

Rare Yard Opportunity

23050 SW 82ND AVENUE | TUALATIN, OR 97062

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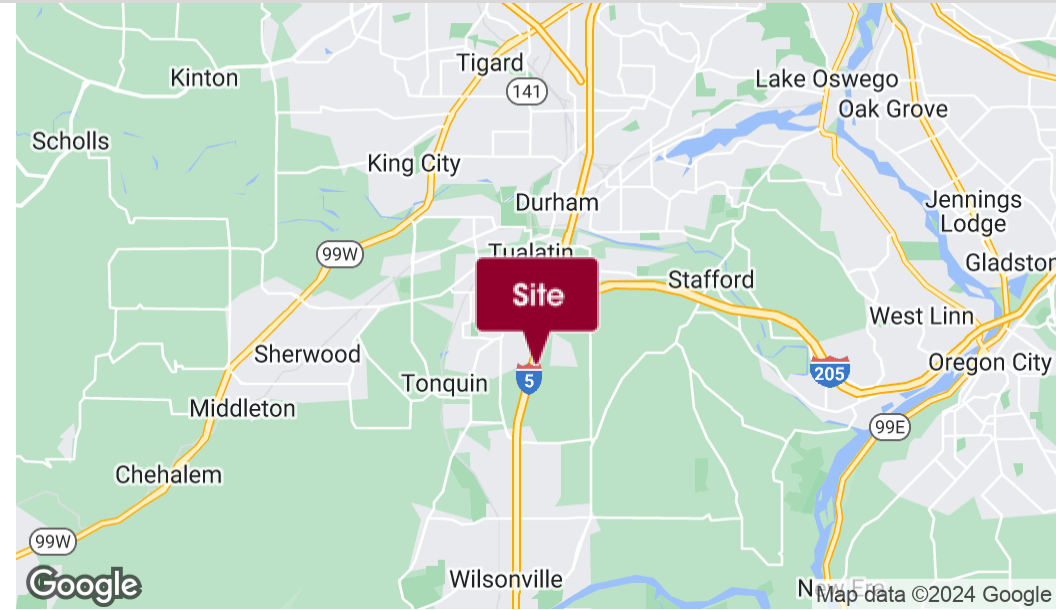
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FOR LEASE

 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

23050 SW 82nd Avenue, Tualatin, OR 97062



PROPERTY DESCRIPTION

Available January 1, 2023, the property consists of 27,000 SF of leveled, graveled and fenced yard with a 1,584 SF shop building on site. Recently completed its 20-year review, the property has continued permitted use for contracting. Easily accessible with its own private driveway separate from the owner's residence.

PROPERTY HIGHLIGHTS

- Fully Fenced and Graveled
- Great access and visibility from I-5
- Located in the highly sought after Tualatin/Sherwood submarket
- Private entrance/exit

LOCATION DESCRIPTION

Difficult-to-find yard space located in the highly sought after Tualatin submarket. The subject property is located in a residential neighborhood abutting I-5 with close proximity to Wilsonville, Tualatin, and Sherwood.

OFFERING SUMMARY

Lease Rate:	\$0.12 SF/month (NNN)
Available SF:	27,000 SF



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