

Office/Shop/Yard Opportunity

25965 SW GRAHAMS FERRY ROAD | SHERWOOD, OR 97140

PRICE REDUCED



FOR LEASE



Stu Peterson, SIOR
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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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PROPERTY DESCRIPTION

This stand-alone office and warehouse combo with a yard would make an excellent contractor facility. The main building is an office and warehouse in great shape.

The office building's layout includes 9 private offices, a large common area with a skylight, 2 restrooms with a shower, a large conference room, and a full-size kitchen.

PROPERTY HIGHLIGHTS

- Two entrance points
- Sprinklered
- Dedicated parking lot
- Road frontage
- Concrete block construction
- 400 amps of power
- 3 restrooms in total
- 24-hour access

OFFERING SUMMARY

Lease Rate:	\$15,000.00 per month (Gross)
Lot Size:	1.7 Acres
Building Size:	8,700 SF
Office Size:	3,400 SF
Zoning:	FD-20



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LOCATION OVERVIEW

The property is centrally located between Portland and Salem and has frontage on SW Grahams Ferry Road. It also benefits from immediate access to Interstate 5 at the North Wilsonville exit.

POINTS OF INTEREST

POINTS OF INTEREST	DISTANCE	TIME
Interstate 5	1.6 mi	4 min
Highway 99W	5 mi	10 min
Interstate 205	4.5 mi	7 min
Highway 26	15 mi	20 min
Salem	33 mi	40 min



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