Office/Shop/Yard Opportunity 25965 SW GRAHAMS FERRY ROAD | SHERWOOD, OR 97140

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FOR LEASE

PRICE REDUCED

Stu Peterson, SIOR 503.972.7288 stu@macadamforbes.com Licensed in OR & WA

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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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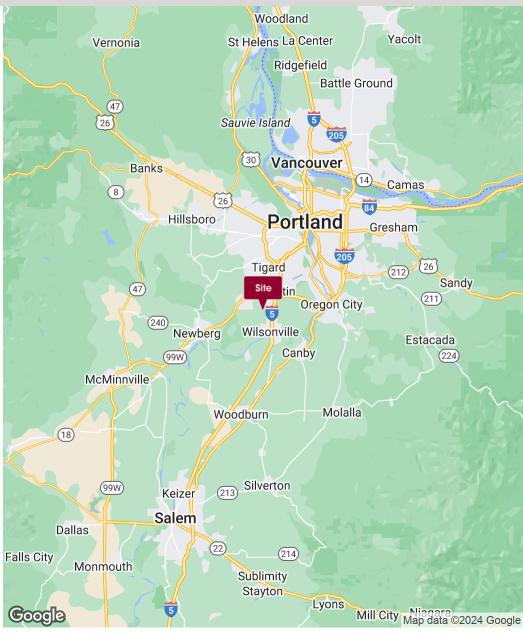
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LOCATION OVERVIEW

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	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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