

Large Secured Lot with a Freestanding Office Building

530 NW GRAHAM ROAD | TROUTDALE, OR 97060



FOR LEASE

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

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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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530 NW Graham Road, Troutdale, OR 97060



PROPERTY DESCRIPTION

Hard to find level 345,000 SF for lease with a 964 SF office. Fully fenced site with a paved main entrance to the site. Landlord has recently installed new finishes in the office building.

Property is zoned GI (General Industrial) in the City of Troutdale. Zoning is flexible and allows a variety of uses including any uses in the Light Industrial zone.

PROPERTY HIGHLIGHTS

- 345,000 SF of graveled and fenced yard
- Close access to I-84
- New finishes in the office space
- Fully fenced and lighted yard area
- Camera and recording system in place along with access control

LOCATION DESCRIPTION

The subject site provides quick and easy access on and off I-84 (exit 17), which is located just 0.9 miles to the South. Several nearby retail amenities.

OFFERING SUMMARY

Available Land Size:	345,000 SF
Lot Lease Rate:	\$0.20/SF/mo NNN
Office Size:	964 SF
Office Lease Rate:	Call Broker for Rate



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