

Industrial Yard

21825 SW DAHLKE LANE | SHERWOOD, OR 97140

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FOR LEASE

 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

21825 SW Dahlke Lane, Sherwood, OR 97140



PROPERTY DESCRIPTION

The subject property is conveniently located in the I-5 corridor, in the sought-after, Tualatin-Sherwood submarket. The FD-20 zoning and flat topography make it attractive for many types of storage uses. The house on the property can be used as an office. It is currently getting renovated and will be finished prior to occupancy. Ownership is willing to lease all or a portion of the yard with or without the house. They are also willing to take out trees if needed.

OFFERING SUMMARY

Lease Rate:	\$4,000.00 per month (NNN)
Available SF:	1.33 Acres
Lot Size:	1.33 Acres

LOCATION DESCRIPTION

The property is located in the heart of the I-5 corridor industrial market. The site benefits from easy freeway access to both 99W and I-5, as well as minutes from the cores of both Sherwood and Tualatin.

PROPERTY HIGHLIGHTS

- Flat topography
- Fully fenced property can be used for many uses including storage, contractor's yard, office, and residential
- Pictures of the remodel available upon request
- Accessible via Oregon Street
- In an infill market
- Close proximity to I-5 and Highway 99



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