

HIGH BAY DOUBLE LOADED FREESTANDING BUILDING

26755 SW 95th Avenue, Wilsonville, Oregon



PROPERTY DESCRIPTION

AVAILABLE SPACE

165,814 SF + 10,000 SF mezzanine

OFFICE

58,000 SF

In nearly new condition, including furniture

LOADING

23 dock high doors and 2 grade on North side

21 dock high doors and 2 grade on South side

CLEAR HEIGHT

26'

SPRINKLER

ESFR

POWER

Heavy 3-phase, 1600+ amps

AVAILABLE

Immediately

LEASE RATE

\$0.75/SF/Month NNN blended

ESTIMATED NNN'S

\$0.23/SF

CALL FOR SALES PRICE



Stu Peterson, SIOR

503.972.7288

stu@macadamforbes.com

1800 SW First Avenue, Suite 650 | Portland OR 97201 | WWW.MACADAMFORBES.COM | 503.227.2500

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FOR SALE or LEASE

Wilsonville, Oregon



FEATURES

- High clear warehouse space with abundant truck staging on both sides
- Plug and play office
- Site has multiple curb cuts
- Two large clean rooms
- Roof less than 5 years old
- Outstanding street presence
- Multiple ways to access I-5



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