

**AVAILABLE - OWNER/USER: 27676 SW Parkway Avenue, Wilsonville, OR
(Office & Manufacturing Buildings)**



Oregon TECH
Oregon Institute of Technology

Collins Aerospace
An RTX Business

27676 SW Parkway Avenue

**TELEDYNE
FLIR**

PRICE SLASHED!!
FOR SALE OR FOR LEASE
~~**\$5,290,000**~~
NEW PRICE \$4,500,000

NP
Niehaus Properties, Inc.

The information shown has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption, or estimate are, for example, only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and suitability of the property for your needs.

Investment Highlights

Address	27676 SW Parkway Ave.
City, State, Zip	Wilsonville, OR 97070
Building SF	29,250 SF of Manufacturing/Warehouse & 6,000 SF of Office <u>35,250 SF TOTAL</u>
Built	Built in 1970 and 1974 with additions in 2000 renovations and expansions in 1987 and 2000
Parking Spaces	60 on-site parking spaces 1.70/1,000 SF
Frontage	Two curb cuts on SW Parkway Excellent location along I-5 in Wilsonville
Total Land Area	3.03 acres (133,761 SF)
Zoning	PDI (Planned Development Industrial) City of Wilsonville

Property Highlights:

- Both buildings have full HVAC and sprinklers
- Heavy Power: 1,600 amps/480 and 800 amps/208
- Ceiling Heights vary from 9' to 24'
- Two grade doors (14' and 10" tall)
- Fully equipped with security cameras

Valuation:

Seller Financing Available

Office Building Size	6,000 SF
Warehouse Building Size	29,250 SF
New Price	\$5,290,000—(\$150 PSF) \$4,500,000 (\$127 PSF)
Lease Rate	\$0.97 psf blended NNN

Presented by:

Bob Niehaus, President, and Principal Broker
503-358-7770 | bob@niehausproperties.com

Rare opportunity to lease or purchase a free-standing **29,250 SF manufacturing facility** along with a separate **6,000 SF office building**, situated on **3.03 acres**. The total building area of **35,250 SF** offers two points of ingress and egress and two expansive parking areas.

Both the office and manufacturing buildings are fully sprinklered. The manufacturing facility is equipped with **1,600 amps at 480V** and **800 amps at 208V** power. The property is zoned **PDI (Planned Development Industrial)** within the City of Wilsonville.

The warehouse was expanded in two phases and features clear heights ranging from **9 feet to 24 feet** (measured to the bottom of the truss). It includes two restroom banks, two separate office areas, a break room, and approximately **2,250 SF of mezzanine office and storage space**.

The stand-alone office building offers perimeter private offices, an open work area, a large conference room, and a dedicated break area.

Tom Tetherow, Broker

503-819-9904 | tom@niehausproperties.com



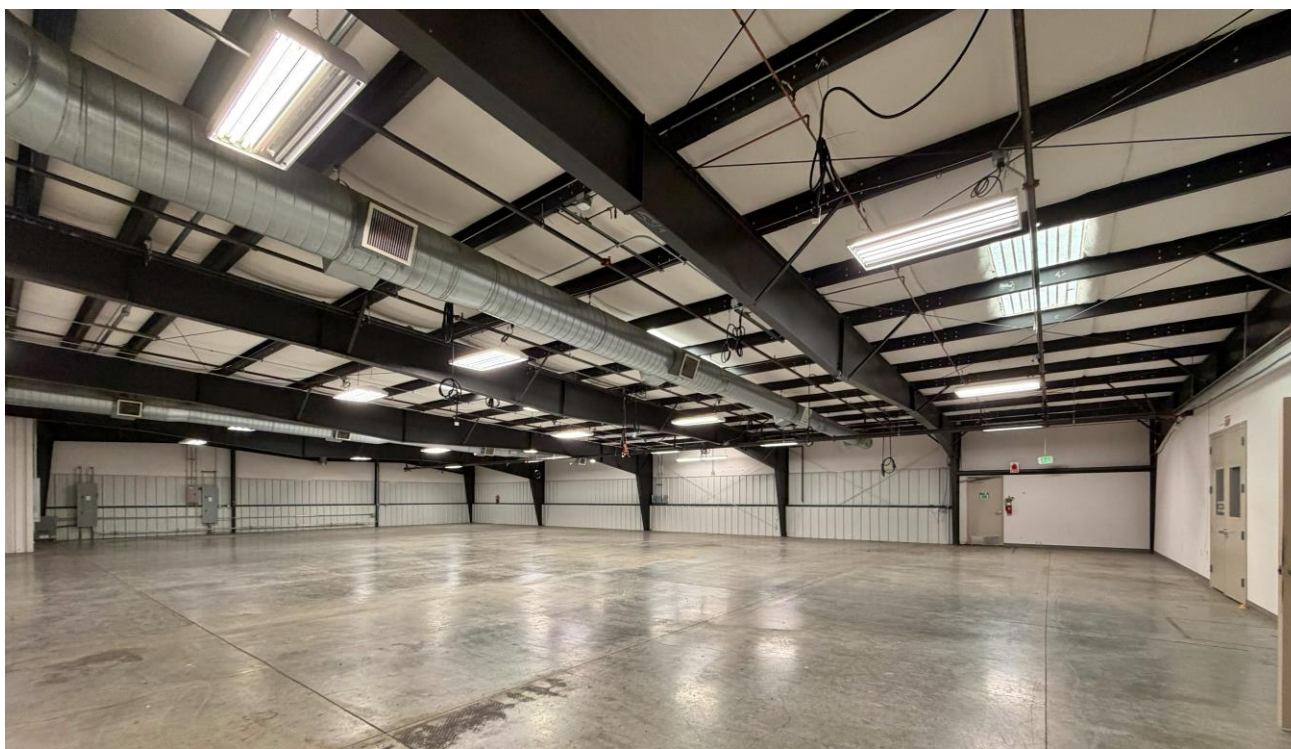


27676 SW Parkway Avenue



Niehaus Properties, Inc.

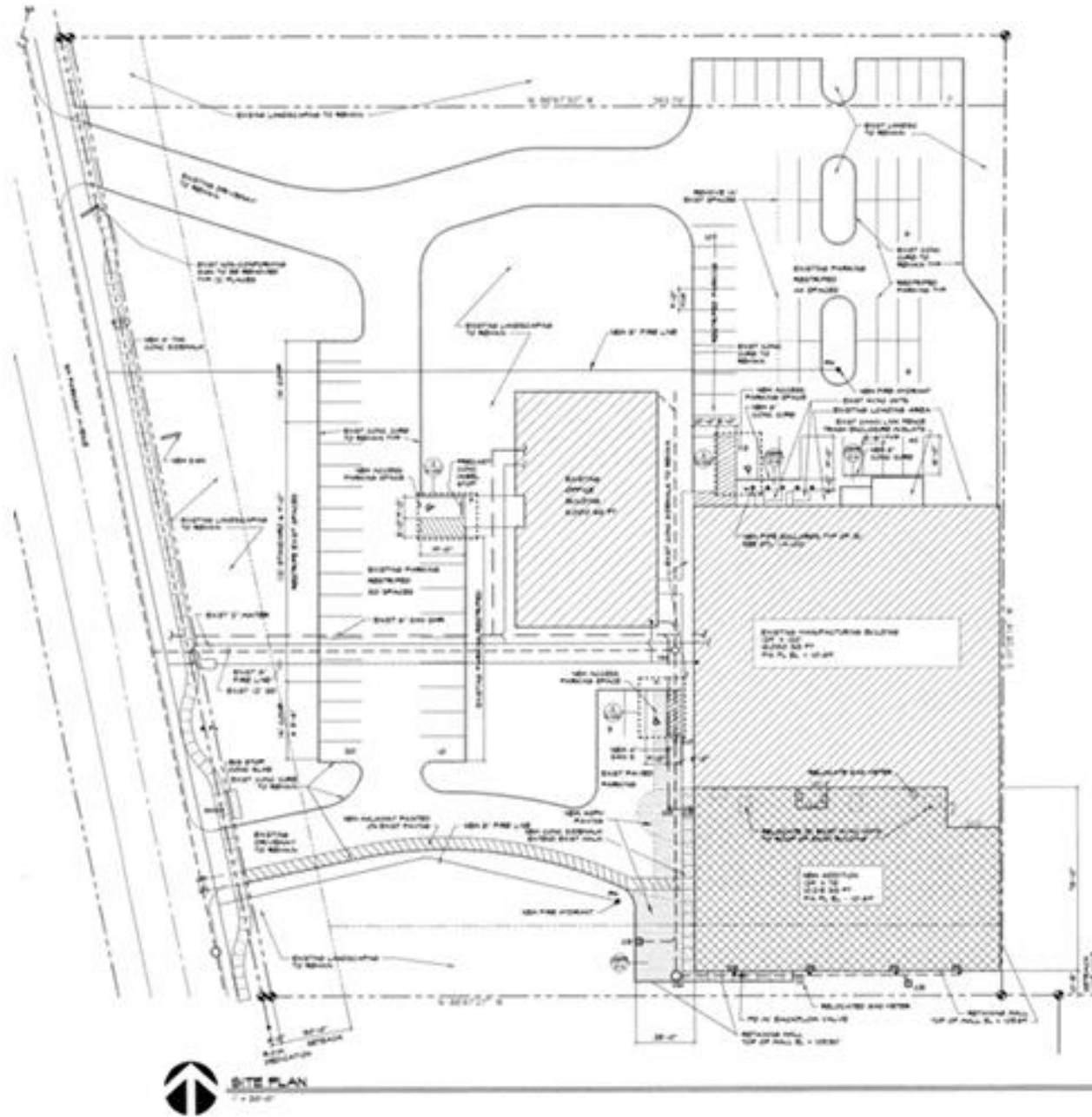




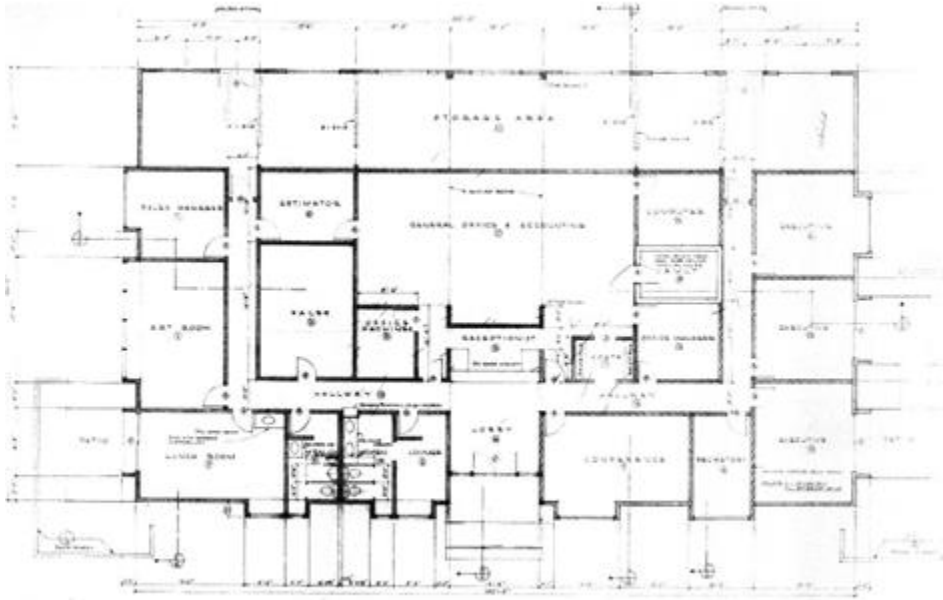
Property Exterior Photos



The information shown has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumptions, or estimates are, for example, only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and suitability of the property for your needs.



Office Building Plan



Warehouse Main Floor

