

# Stafford Distribution Center, Building B

**10,000 SF WITH DOCK AND GRADE**

**9565 SW RIDDER ROAD, WILSONVILLE, OR 97070**

**BROKER BONUS AVAILABLE  
FOR QUALIFIED DEALS  
— CALL FOR DETAILS —**

**FOR LEASE**

**Stu Peterson, SIOR**  
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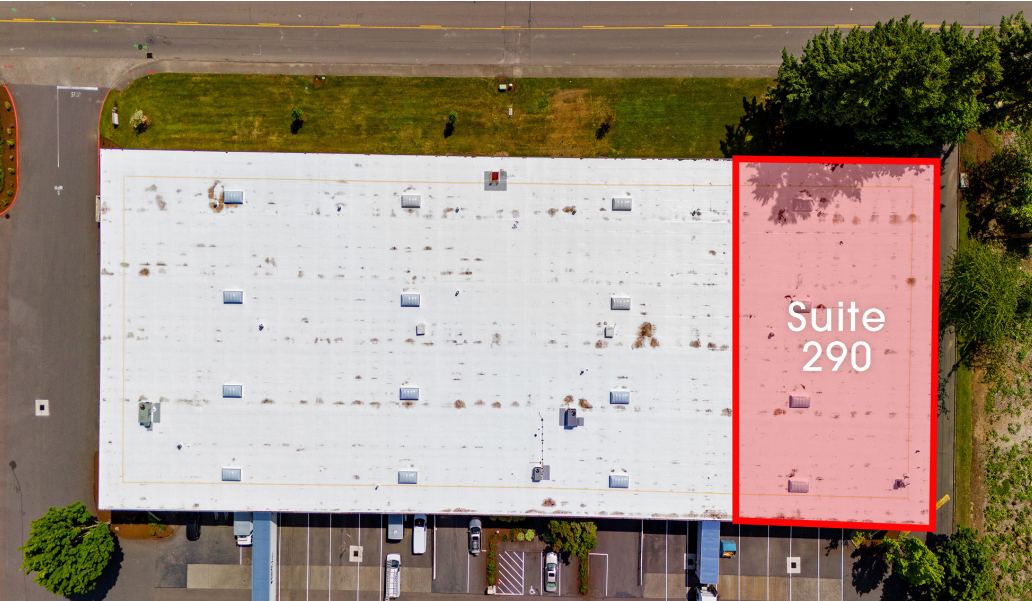


## PROPERTY DESCRIPTION

Stafford Distribution Center is a 4-building warehouse/distribution project. The Park is located at the North Wilsonville exit of I-5 offering outstanding access to I-5 and I-205.

## PROPERTY HIGHLIGHTS

- New roofs on the entire industrial park
- Sprinkler: Wet system
- Clear Height: 24'
- Parking Ratio: 0.9/1000
- Power: 480 volt 3 phase 250 amp



SPACES	LEASE RATE	SPACE SIZE
Building B - Suite 290	\$0.88 Blended	10,323 SF



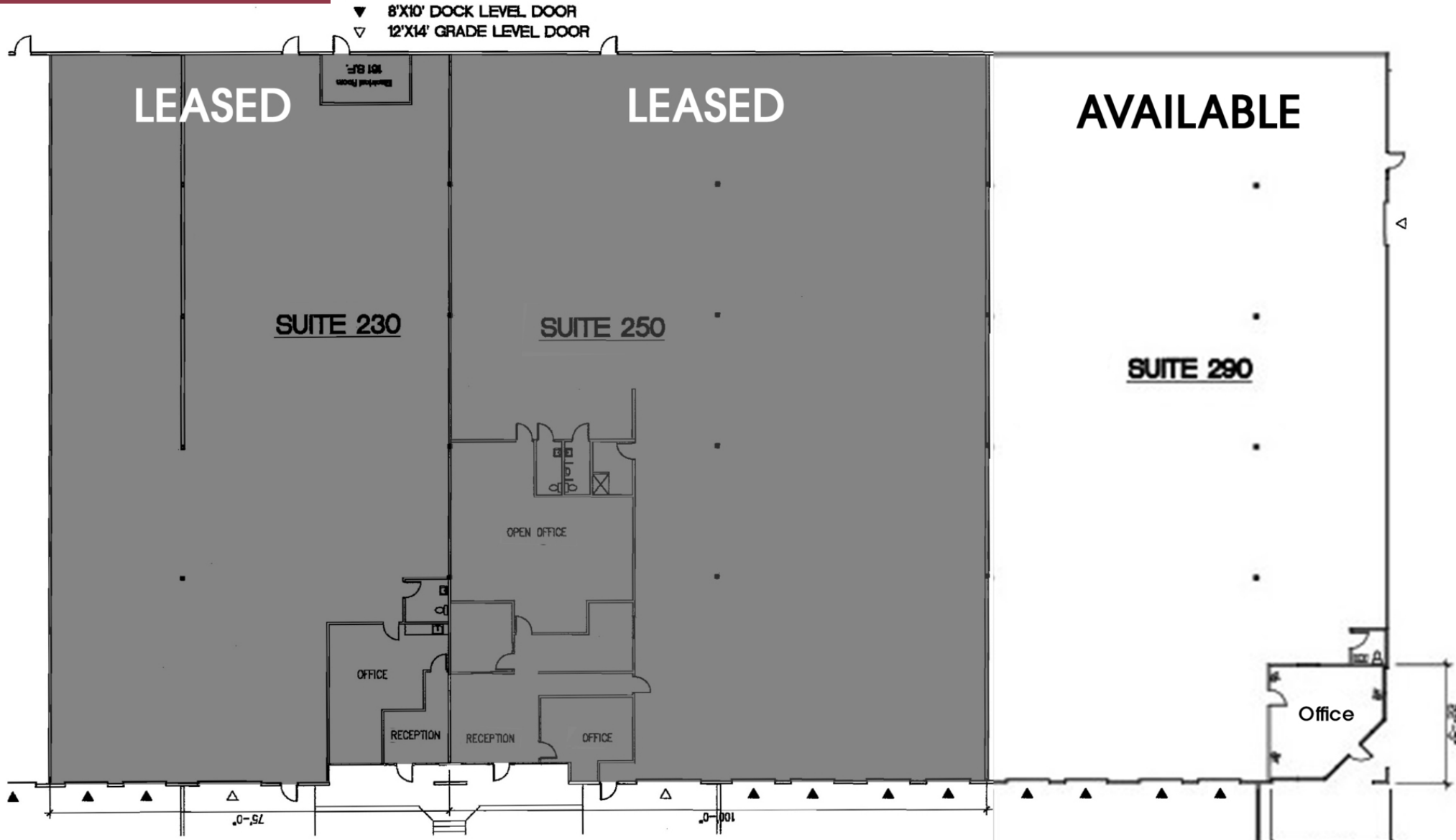
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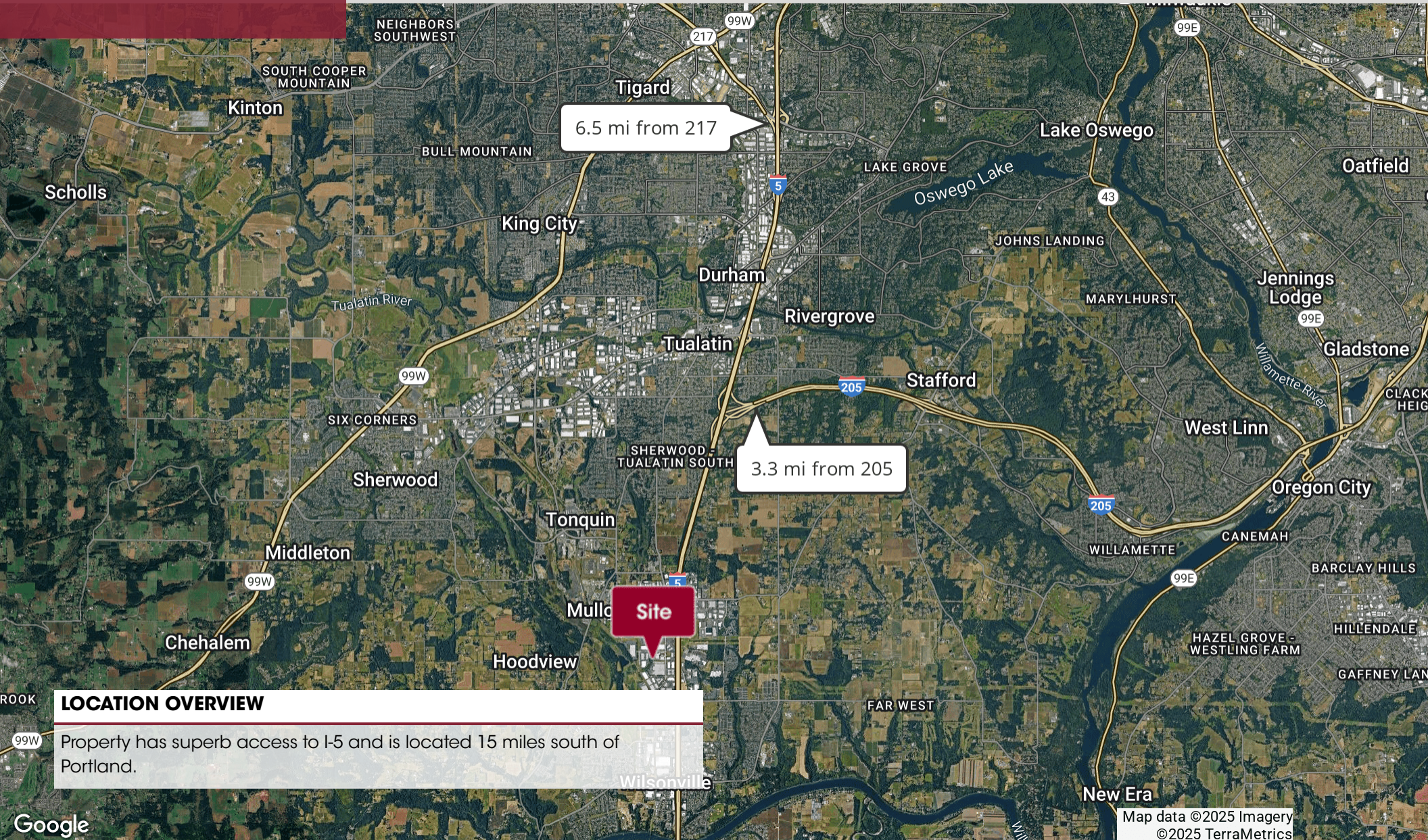
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## LOCATION OVERVIEW

Property has superb access to I-5 and is located 15 miles south of Portland.



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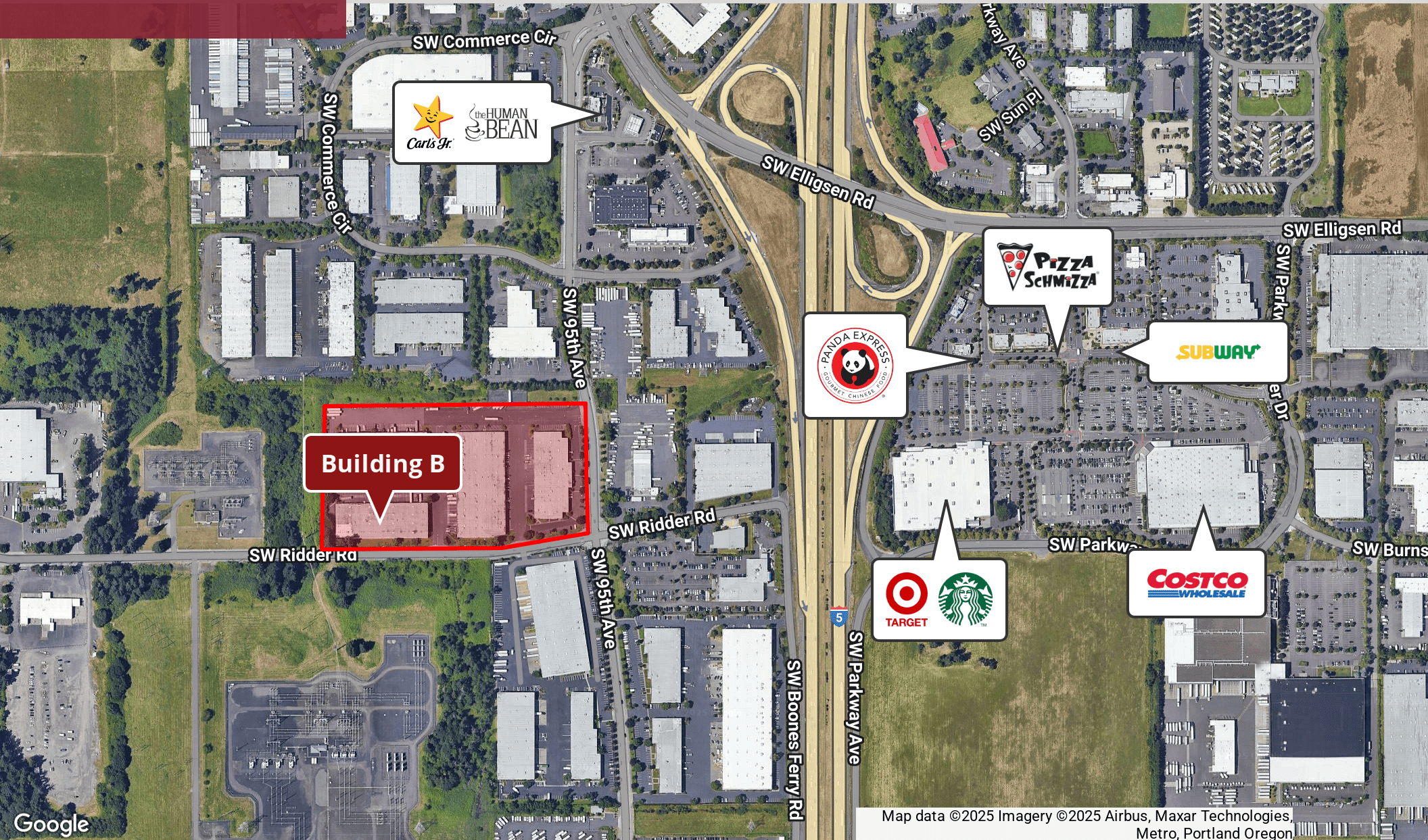
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