

FOR SALE / FOR LEASE

FOR LEASE

Call for Details  
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29757

FOR SALE - FOR LEASE

29755 SW Boones Ferry

29755 SW BOONES FERRY ROAD

Wilsonville, OR 97070

PRESENTED BY:

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OR #201217195

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,950,000
<b>LEASE RATE:</b>	\$20.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	13,534 SF
<b>AVAILABLE SF:</b>	6,590 SF
<b>LOT SIZE:</b>	39,866 SF
<b>PRICE / SF:</b>	\$217.97
<b>ZONING:</b>	Planned Development industrial - PDI
<b>APN:</b>	00812179

## PROPERTY OVERVIEW

Two Tenant, well maintained 13,534sf building situated on approx. 0.9 acres with 3 grade doors, oversized break room, the vacant side includes 3 restrooms, Full HVAC throughout, lots of natural light, irrigation systems, wet sprinkler system throughout. 3Phase 400Amp Power. Recent renovations include LED lighting upgrade and parking seal & strip completed in 2023.

## PROPERTY HIGHLIGHTS

- Excellent frontage and exposure to I-5
- Approx. 100,000+ VPD.
- Immediate access to I-5
- Easily accessible alternate options during peak traffic

## PROPERTY DESCRIPTION



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Two Tenant, well maintained 13,534sf building situated on approx. 0.9 acres with 3 grade doors, oversized break room, the vacant side includes 3 restrooms - including one with a shower (cycle to work?), Full HVAC service throughout 29757 Suite, lots of natural light, irrigation systems, wet sprinkler system throughout.

3Phase 400Amp Power. Property also shares a cross parking easement with Best Western. Recent renovations lighting update and pavement seal & striping done in 2023.

## LOCATION DESCRIPTION

Excellent frontage and exposure to I-5 with approx. 100,000+ VPD.

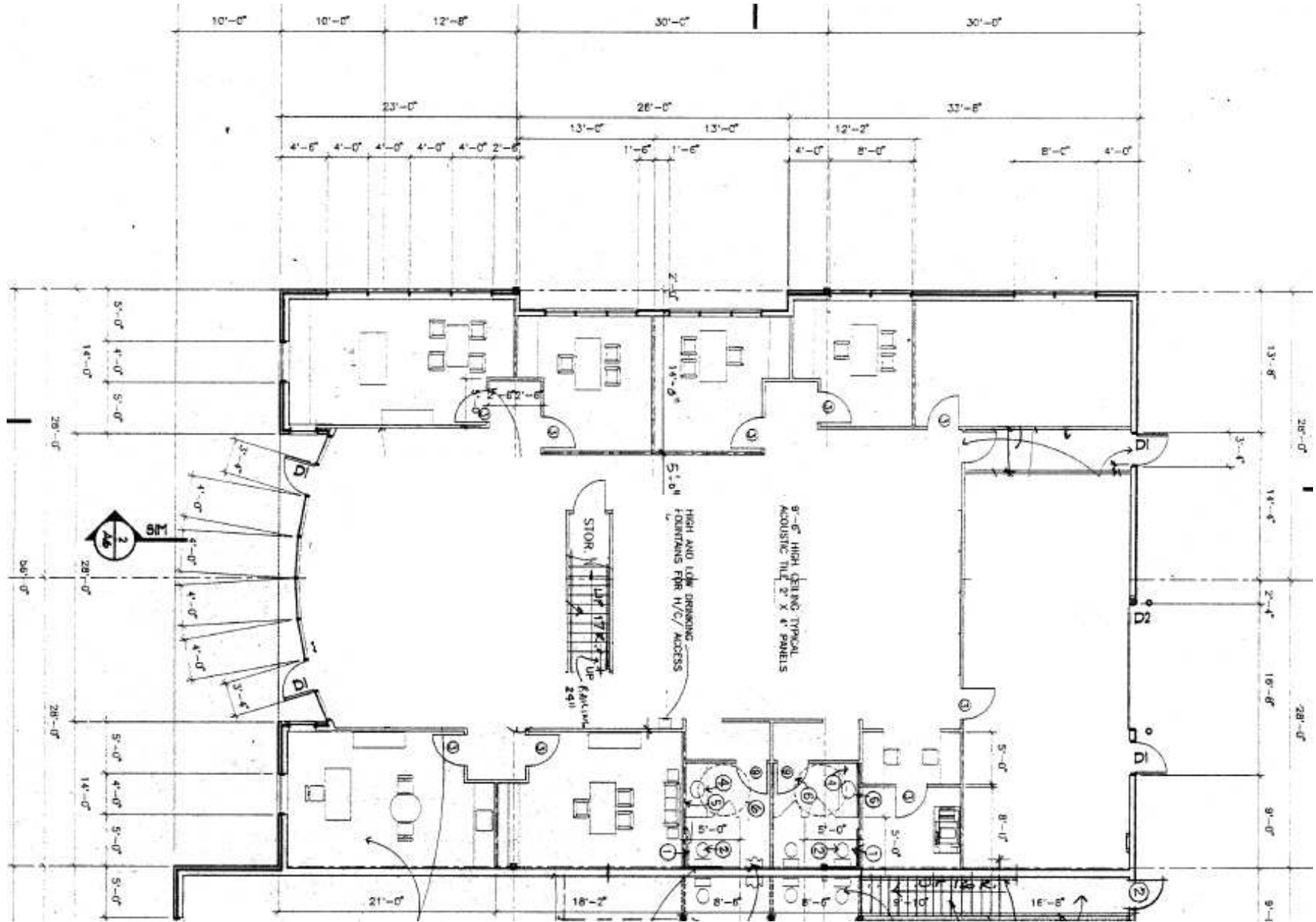
Immediate access to I-5 with easily accessible alternate options during peak traffic.

Wilsonville's 1,000-plus businesses provide 20,165 full-time jobs, with over half in high-wage industrial occupations of manufacturing or wholesale distribution. According to the city of Wilsonville, the total annual private-sector payroll - including major employers such as Mentor Graphics, Xerox, Sysco Foods, and Rockwell Collins - is nearly \$1.1 billion annually. That represents an 80-percent increase from 2000 and generates a total regional economic impact of over \$3.2 billion annually.

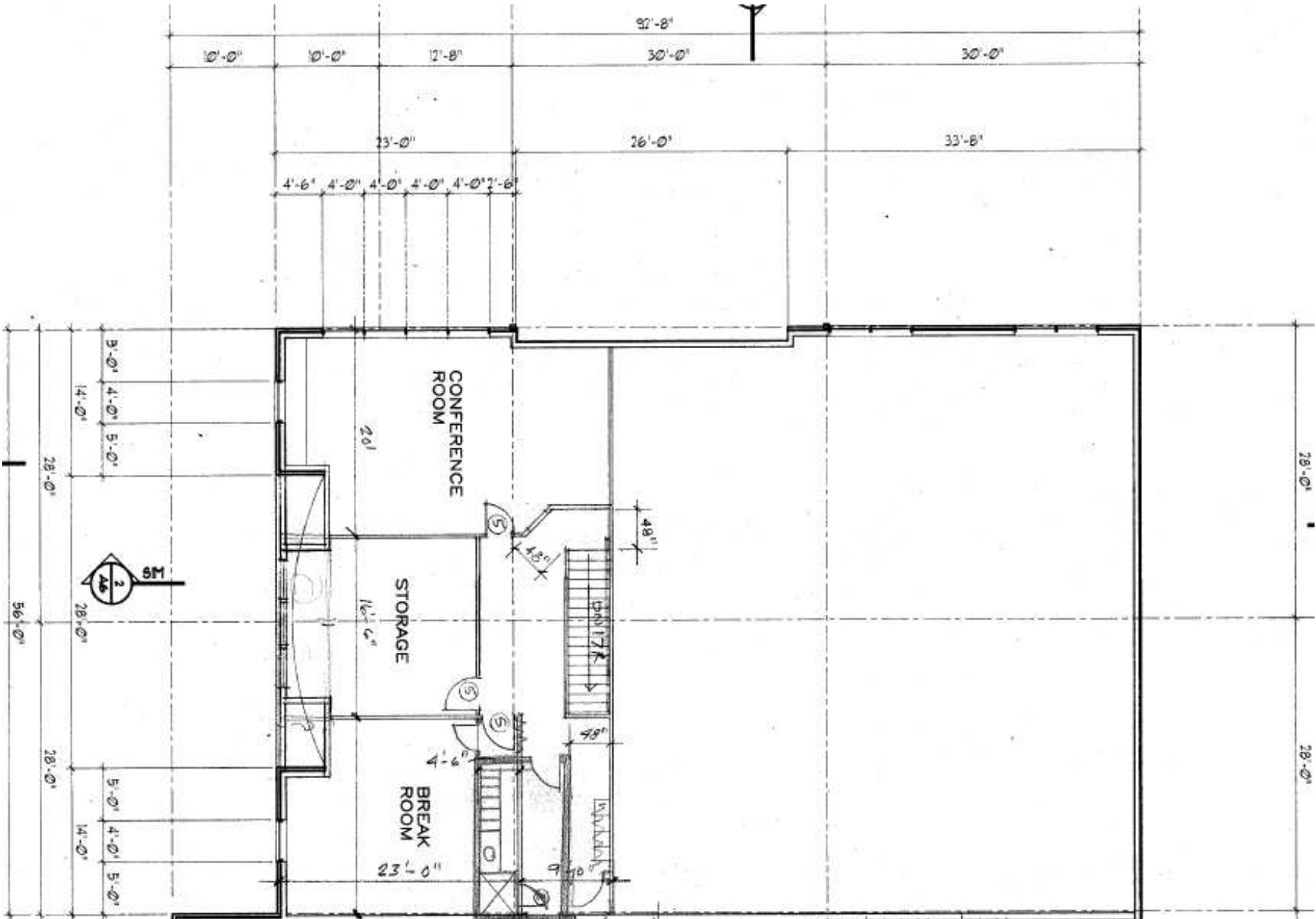
ADDITIONAL PHOTOS



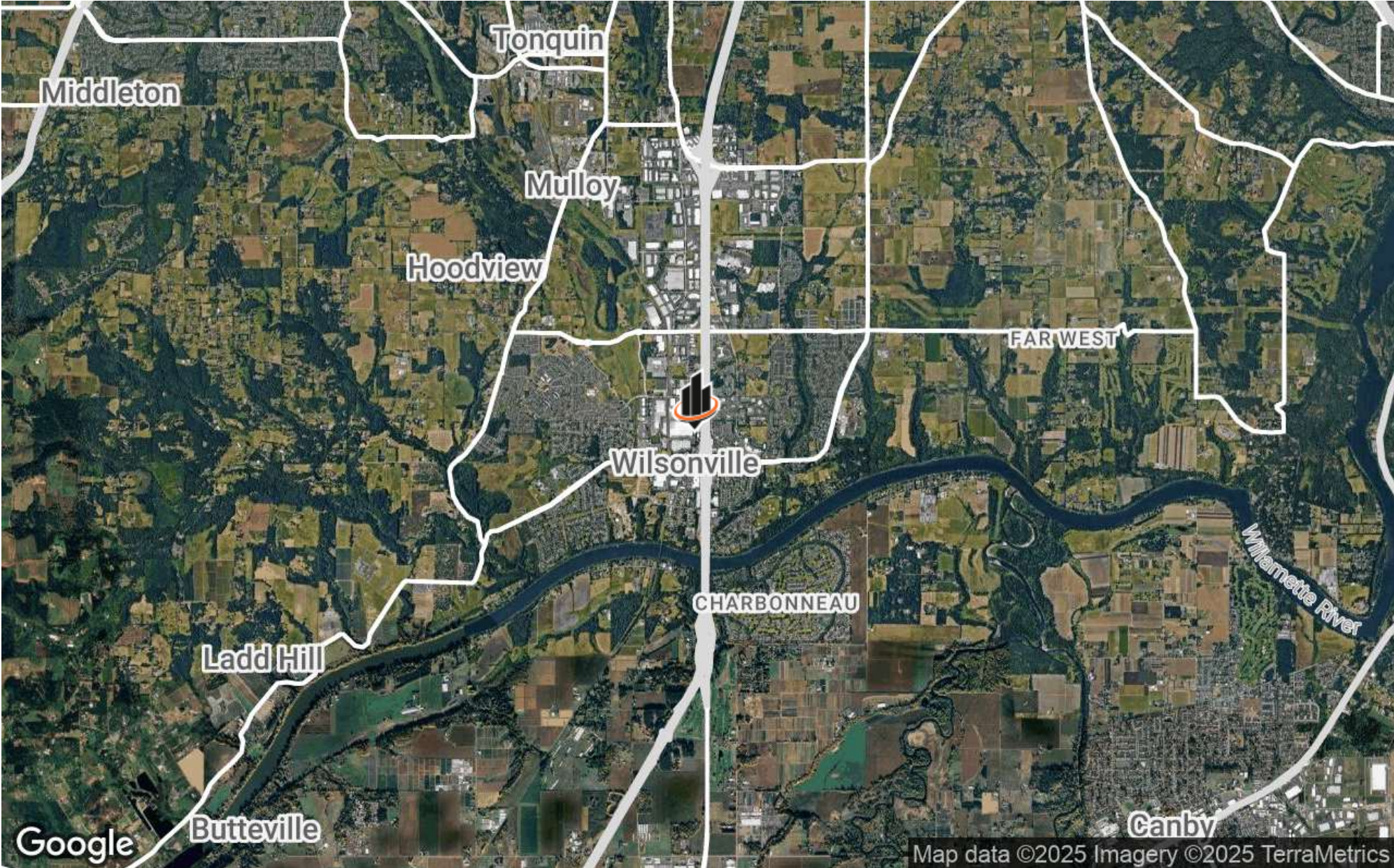
# FLOOR PLANS



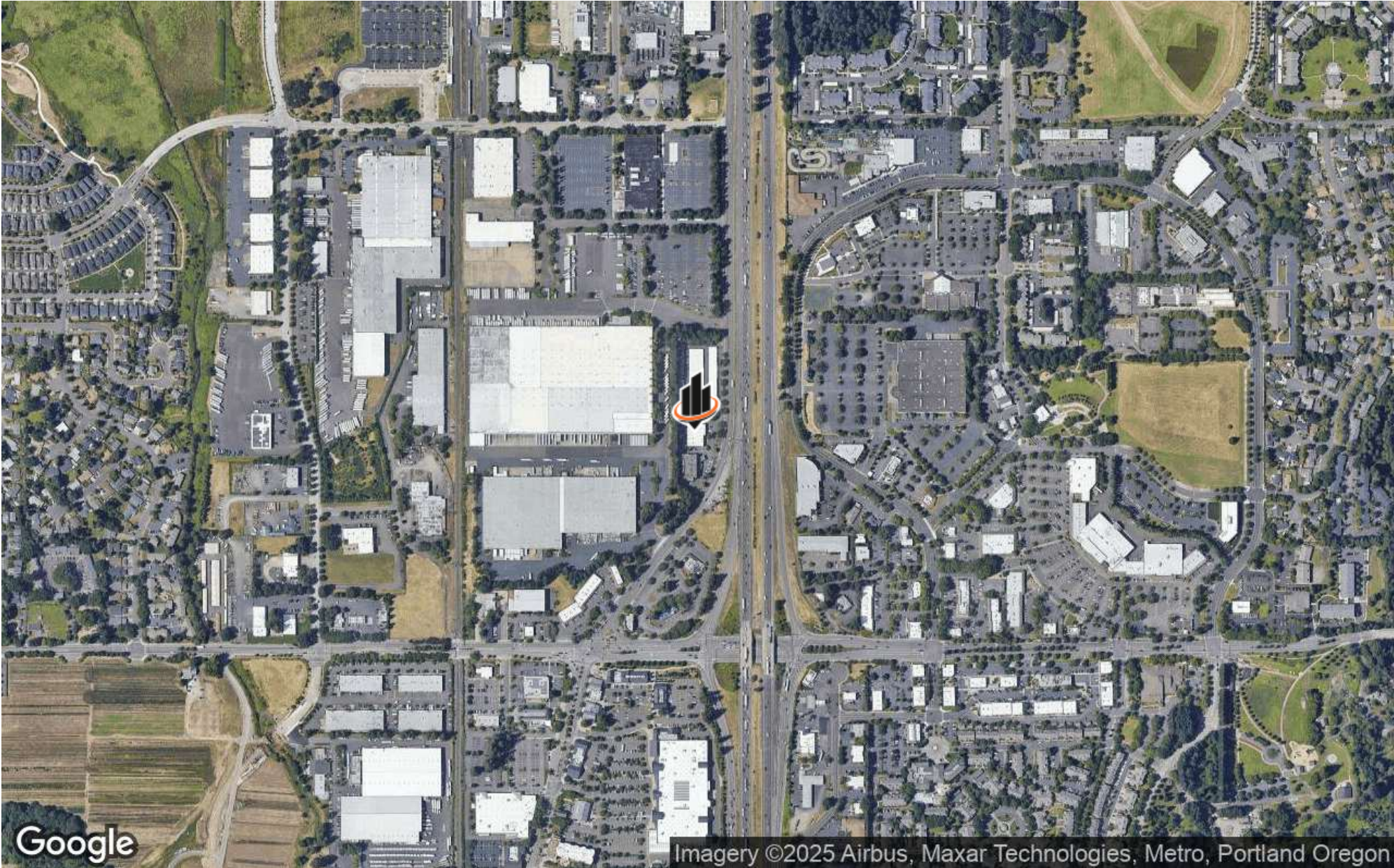
FLOOR PLANS - SECOND FLOOR



REGIONAL MAP



AERIAL MAP





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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



**PRESENTED BY:**

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