

FOR SALE OR LEASE

9775 SW COMMERCE CIRCLE

SUITES C2-C5, WILSONVILLE, OR



Wilsonville Light Industrial Space



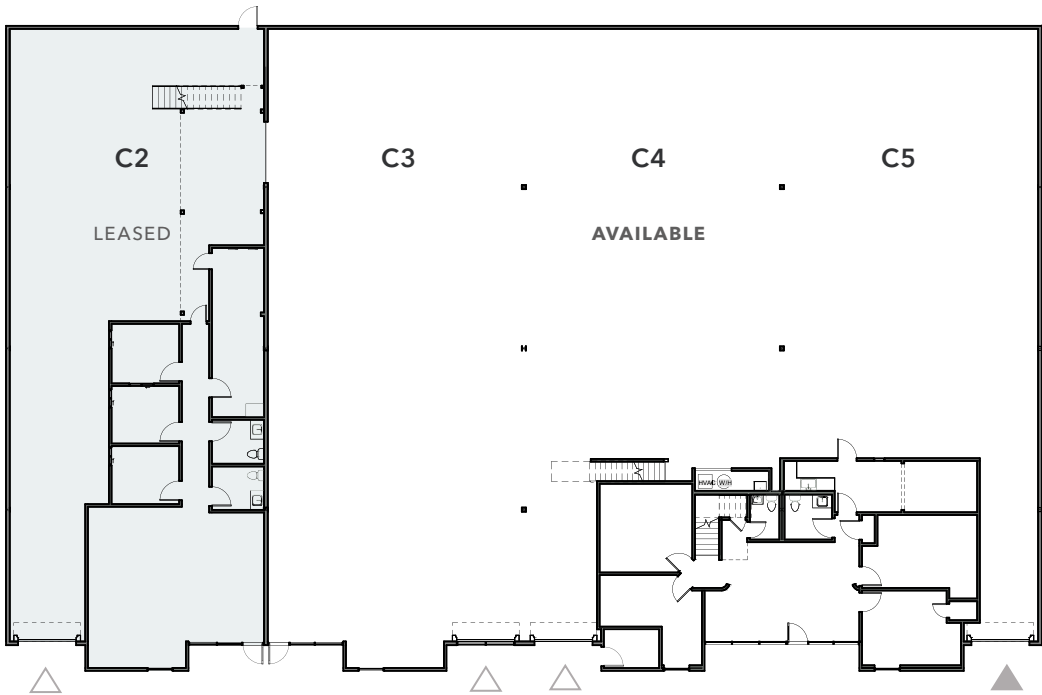
This functional light industrial space presents an excellent opportunity due to its convenient & accessible prime location.

SPACE AVAILABLE FOR LEASE	12,000 SF
OFFICE SPACE	1,624 SF office space plus an additional 2,212 SF 2nd floor office space
LOADING	2 dock-high doors & 1 grade-level door
CLEAR HEIGHT	17'-18'
POWER	Heavy electrical service
SPRINKLER	Wet fire protection system
CONSTRUCTION	Concrete tilt-up
PALLET RACKING	In-place & available
PARKING	2.5 stalls per 1,000 SF leased
LEASE RATE	Call for quote
FOR SALE	16,000 SF including four (4) contiguous condo units (Suites C3-C5) offered as a package, with 4,000 SF (Suite C2) currently leased

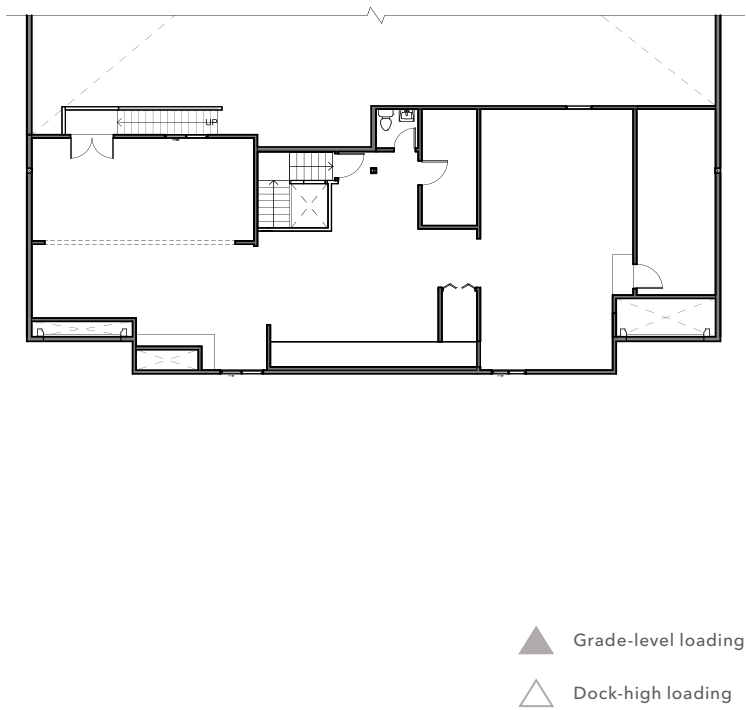
CALL
LEASE RATE OR SALE PRICE

FLOOR PLANS

GROUND FLOOR



C4 & C5 – 2ND FLOOR OFFICE



Availability	Size	Loading	Notes
Suites C3-C5 (For Lease)	12,000 SF shell including 1,624 SF of ground floor office + additional 2,212 SF 2nd floor office	2 dock-high doors & 1 grade-level door	Footprint: 12,000 SF including 1,624 SF office 2nd floor: 2,212 SF 2nd floor office bringing total USF up to 14,212 SF
Suites C2-C5 (For Sale)	16,000 SF including 3,059 SF ground floor office + additional 2,212 SF 2nd floor office	3 dock-high doors & 1 grade-level door	16,000 SF including all four condo units (Suites C2-C5) offered as a package for sale, with 4,000 SF (Suite C2) currently leased and 12,000 SF available for Owner/User

HIGHLY- ACCESSIBLE LOCATION

Under one (1) mile from the I-5 freeway interchange in North Wilsonville providing immediate freeway access.

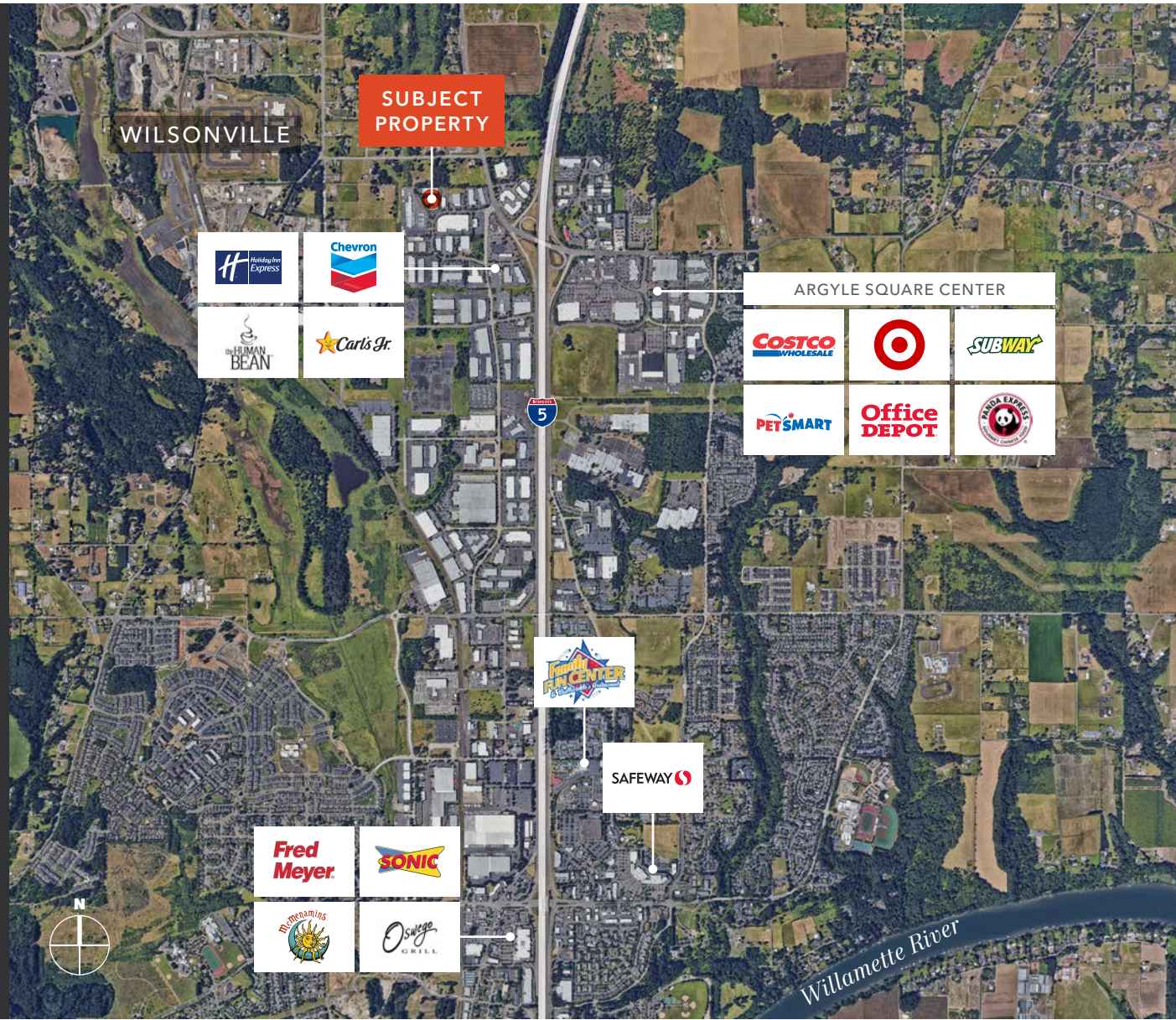
Many local amenities and support services nearby, including Target and Costco just across the freeway.

Wilsonville offers free mass transit to area businesses and residents.

WES rail stop in town will take employees to light rail.

22 MIN
PORTLAND CBD

31 MIN
PDX AIRPORT



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