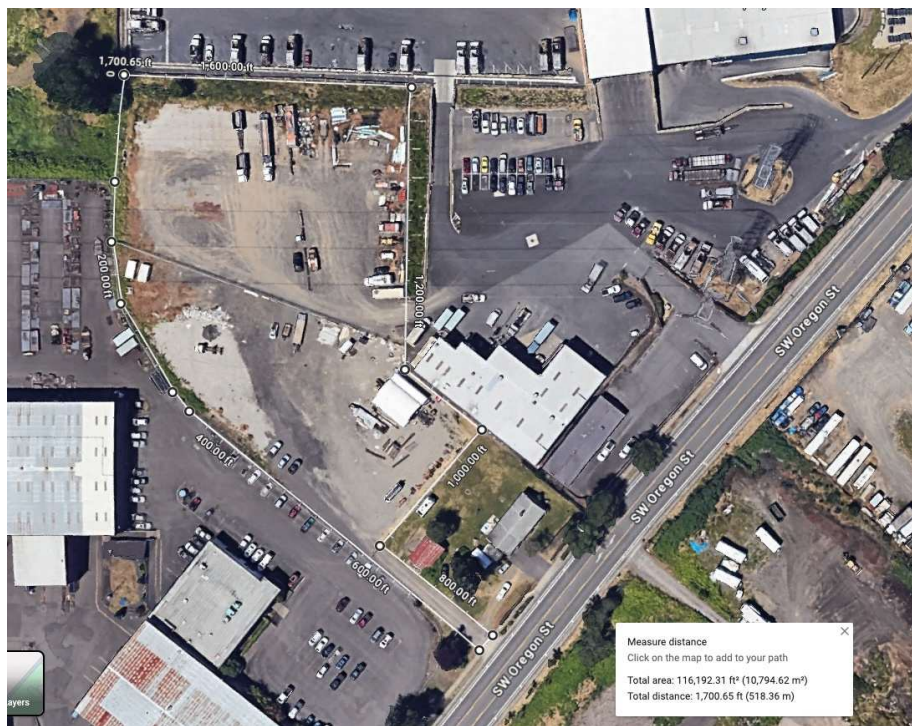


## INDUSTRIAL PROPERTY | FOR LEASE



2.67 ACRES SECURE INDUSTRIAL YARD - COMPACTED GRAVEL, FENCED AND GATED  
21389 Southwest Oregon Street, Sherwood, OR 97140



### OFFERING SUMMARY

Lease Rate:	\$0.14 SF/month (Gross)
Building Size:	116,192 SF
Available SF:	2.67 Acres
Lot Size:	2.67 Acres
Zoning:	IG

### PROPERTY OVERVIEW

2.67 Acres of Secure Industrial Yard located off Oregon Street in Sherwood Oregon. The entire yard is fenced and has a private gated entry. This lot was split between 2 users and is now available for a single user. Previous tenants were an excavation company and a concrete contractor.

### PROPERTY HIGHLIGHTS

- 2.67 Acres
- Compacted Gravel
- Fenced and Gated
- Centrally located in the Sherwood Industrial Zone



**TRADITION**  
REAL ESTATE PARTNERS

AJ NASH  
PRINCIPAL BROKER

503.559.9279

AJ@TRADITIONREP.COM

RICH KARLSON  
PRINCIPAL BROKER

503.804.4653

RICH@TRADITIONREP.COM

[HTTPS:TRADITIONREP.COM](https://traditionrep.com)



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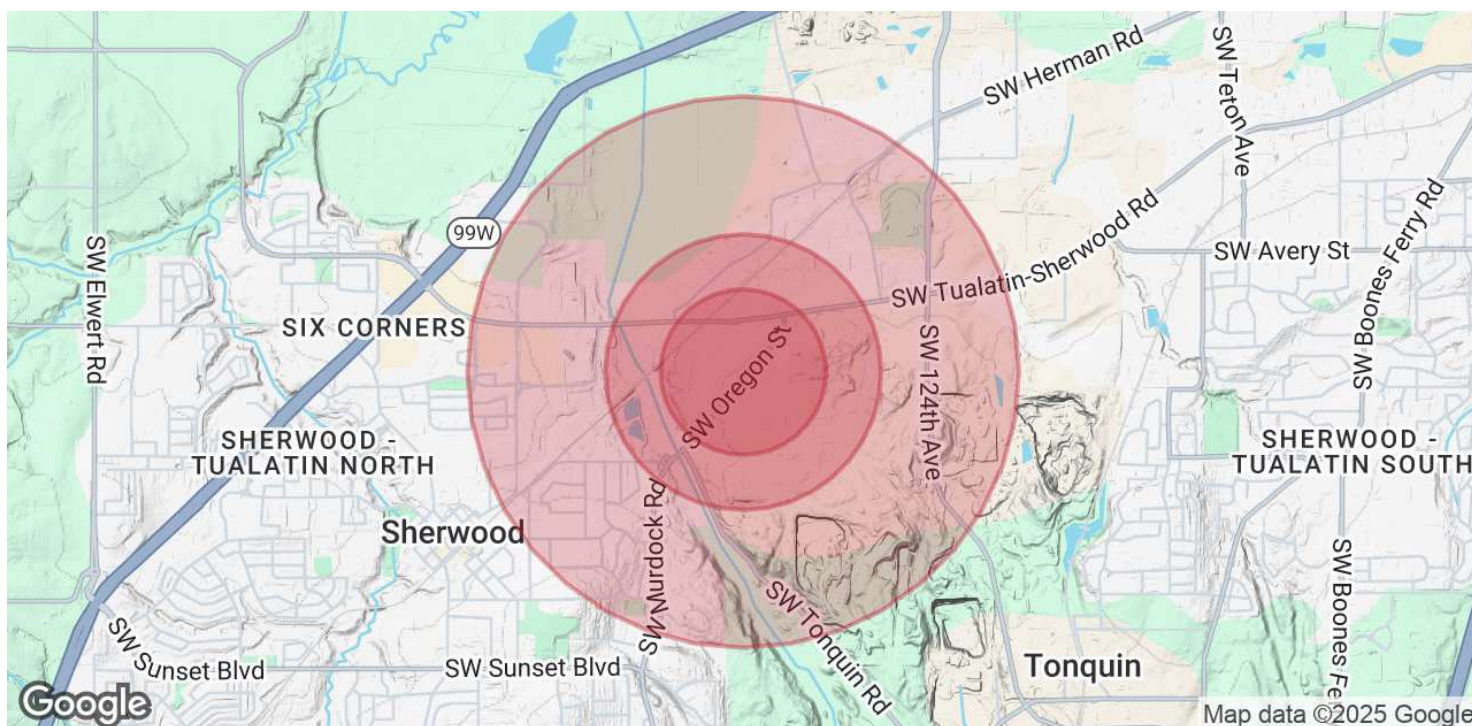
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	18	80	2,659
Average Age	40	40	39
Average Age (Male)	38	38	37
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	7	29	944
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$130,539	\$126,830	\$119,309
Average House Value	\$693,708	\$699,856	\$654,234

Demographics data derived from AlphaMap



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