

# Rare Yard Opportunity

23050 SW 82ND AVENUE | TUALATIN, OR 97062

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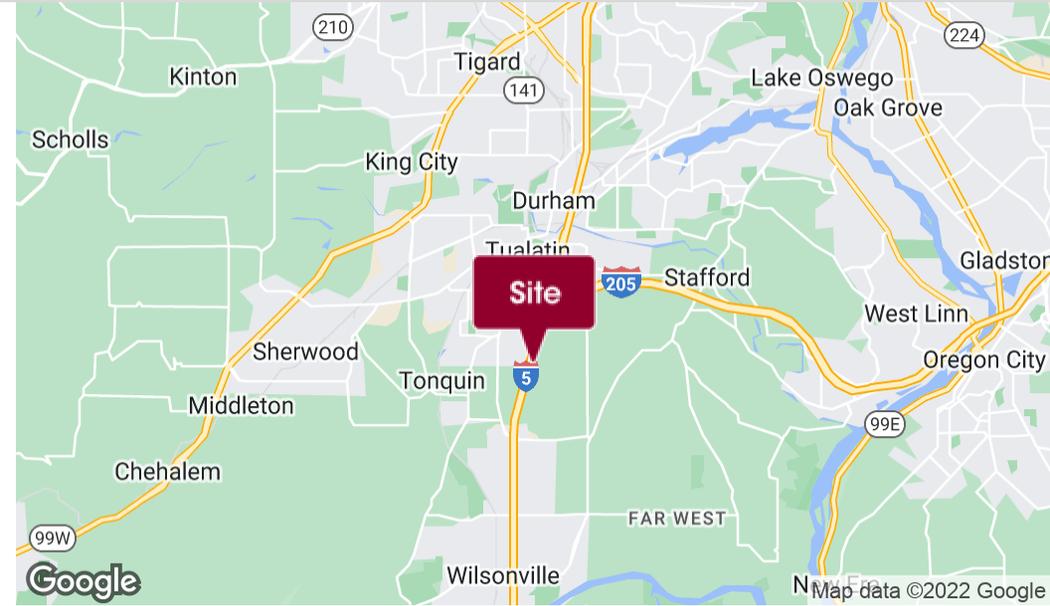
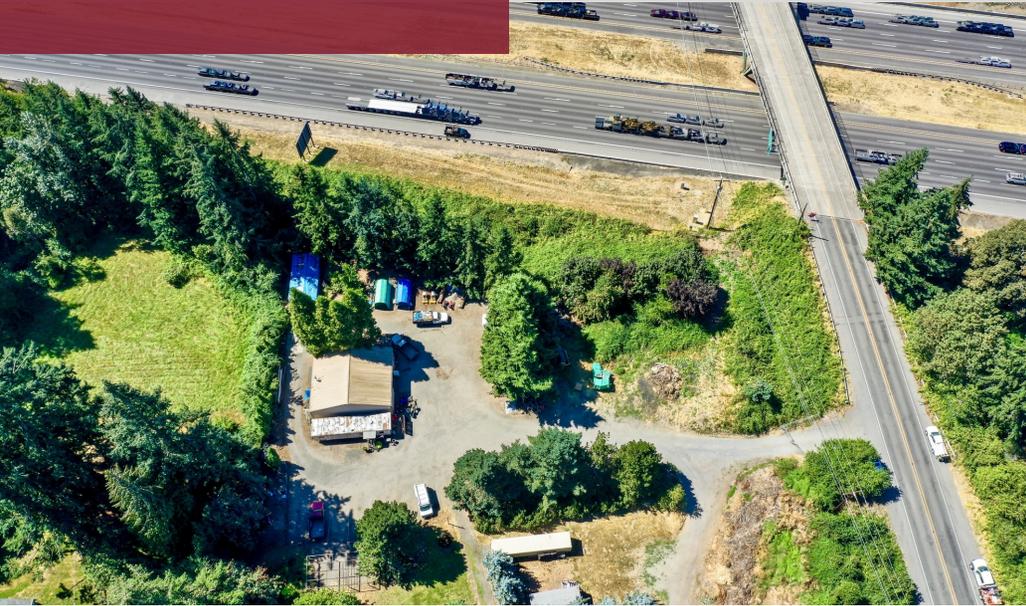
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FOR LEASE

 **MACADAM  
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COMMERCIAL REAL ESTATE SERVICES

# FOR LEASE

23050 SW 82nd Avenue, Tualatin, OR 97062



## PROPERTY DESCRIPTION

Available January 1, 2023, the property consists of 27,000 SF of leveled, graveled and fenced yard with a 1,584 SF shop building on site. Recently completed its 20-year review, the property has continued permitted use for contracting. Easily accessible with its own private driveway separate from the owner's residence.

## PROPERTY HIGHLIGHTS

- Great access and visibility from I-5
- Located in the highly sought after Tualatin/Sherwood submarket
- Private entrance/exit

## LOCATION DESCRIPTION

Difficult-to-find yard space located in the highly sought after Tualatin submarket. The subject property is located in a residential neighborhood abutting I-5 with close proximity to Wilsonville, Tualatin, and Sherwood.

## OFFERING SUMMARY

Lease Rate:	\$0.12 SF/month (NNN)
Available SF:	27,000 SF



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