

23740 SW Grahams Ferry Road
SHERWOOD, OR 97140

FOR SALE

 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

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PROPERTY DESCRIPTION

Owner user or developer opportunity to acquire nearly 10 AC of property for industrial use. The current Washington County zone conditionally allows contractor's uses, which could be an interim solution before the property is annexed into the City of Tualatin. Following annexation, the property will be zoned BCE allowing a variety of industrial uses. The site is currently accessed from Grahams Ferry Road, near the intersection of Tonquin Road. The property has rolling topography, and has PGE transmission lines running through the eastern portion.

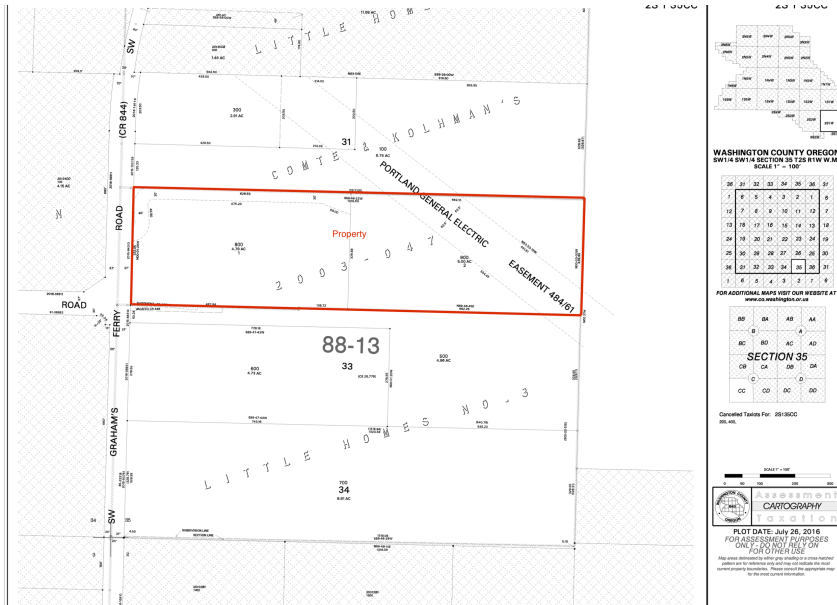
PROPERTY HIGHLIGHTS

- Current FD-20 (Washington County) Zoning, conditionally allowing contractor's establishment
- Future BCE (City of Tualatin) Zoning
- Prominent visibility along Grahams Ferry
- Future access to the intersection of Tonquin Road
- PGE transmission line easement on eastern portion
- Rolling topography

OFFERING SUMMARY

Sale Price: \$3,950,000

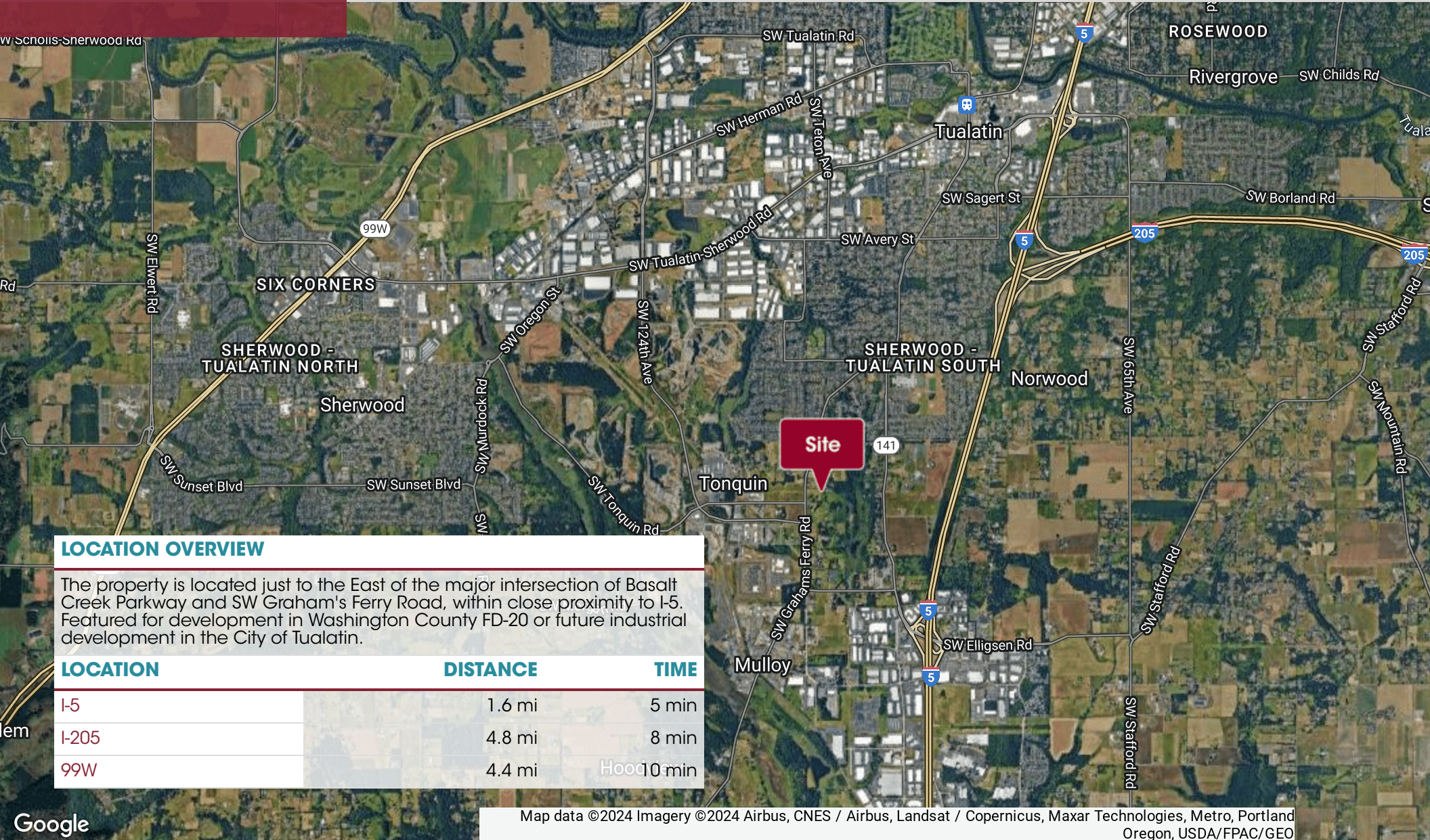
Lot Size: 9.79 Acres



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LOCATION OVERVIEW

The property is located just to the East of the major intersection of Basalt Creek Parkway and SW Graham's Ferry Road, within close proximity to I-5. Featured for development in Washington County FD-20 or future industrial development in the City of Tualatin.

LOCATION	DISTANCE	TIME
I-5	1.6 mi	5 min
I-205	4.8 mi	8 min
99W	4.4 mi	10 min

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Metro, Portland Oregon, USDA/FPAC/Geo



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