



PRICE REDUCTION!

FOR SALE

23740 SW GRAHAMS FERRY ROAD

SHERWOOD, OR 97140

RHYS KONRAD

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



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.

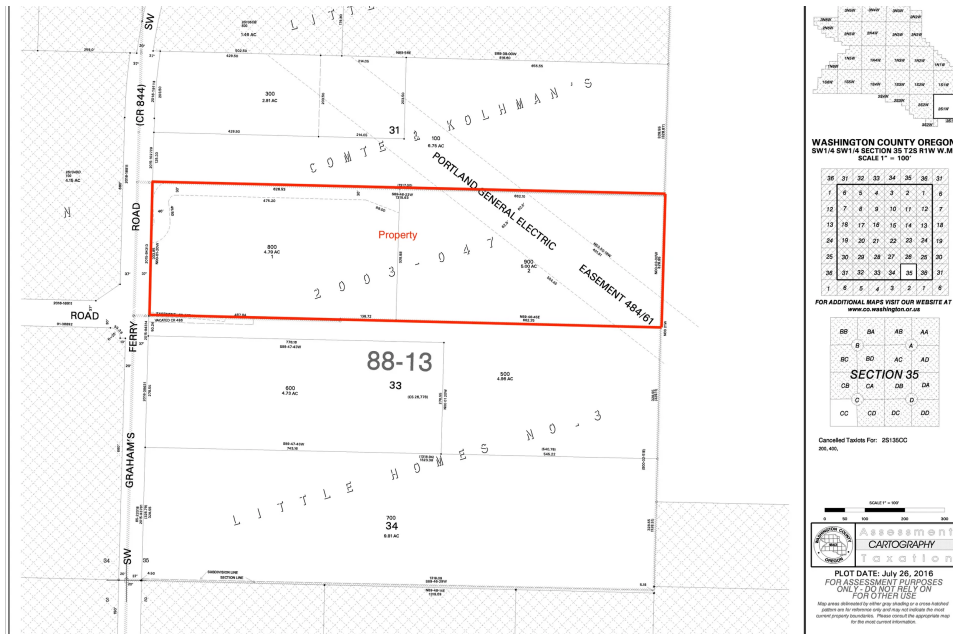
PROPERTY HIGHLIGHTS

- 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

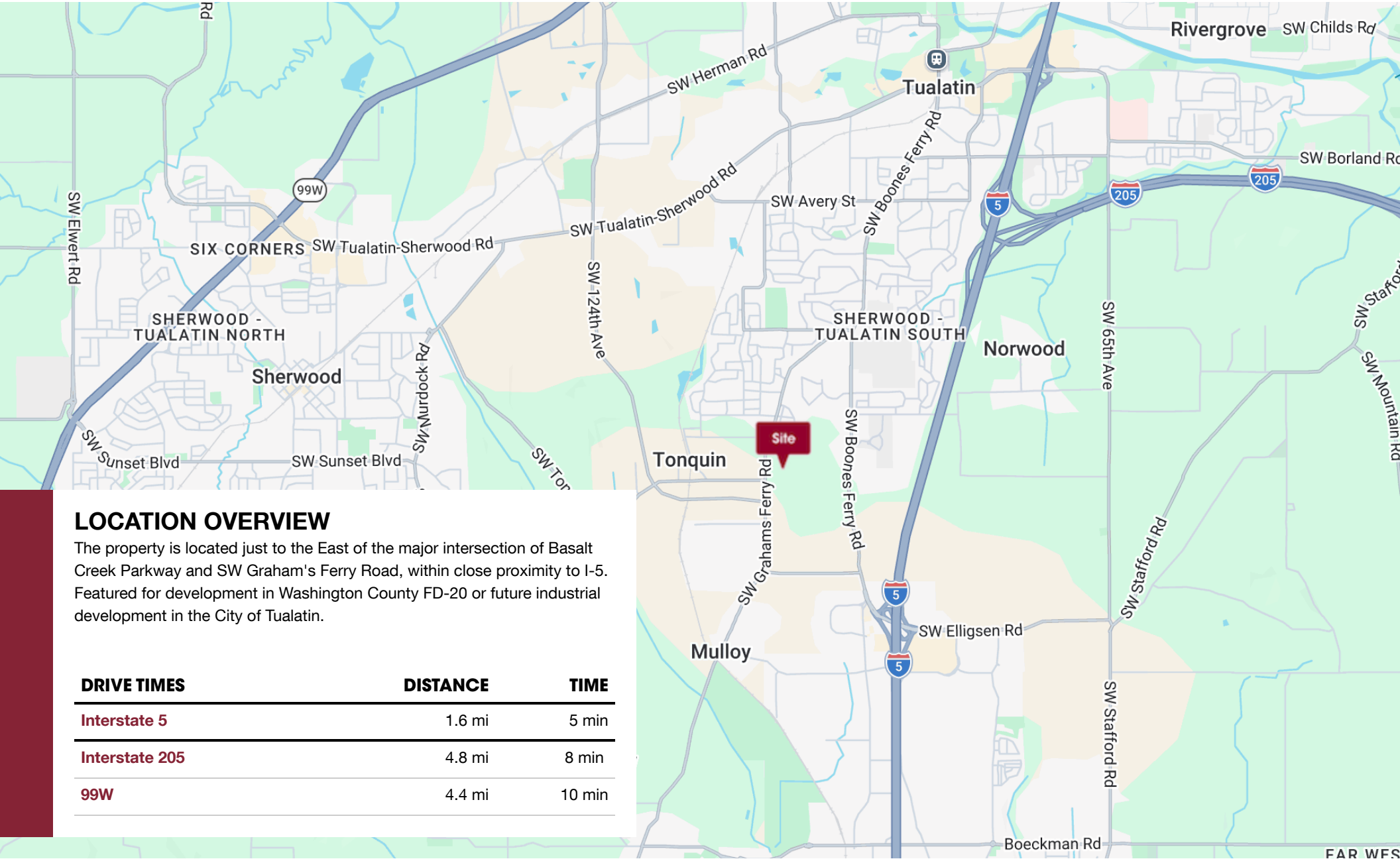
Sale Price: \$3,250,000

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.

DRIVE TIMES	DISTANCE	TIME
Interstate 5	1.6 mi	5 min
Interstate 205	4.8 mi	8 min
99W	4.4 mi	10 min

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