



FOR LEASE

# CLIMATE CONTROLLED WAREHOUSE FOR LEASE

28170 SW BOBERG ROAD, WILSONVILLE, OR 97070

AVAILABLE SF  
6,375 SF

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**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY DESCRIPTION

This property offers a dynamic mix of office, lab, and warehouse space, catering to diverse business requirements.

## PROPERTY HIGHLIGHTS

- Fully temperature controlled warehouse & office
- 2 grade loading docks
- Lab space
- Interior automatic grade door
- 3 Private offices
- Conference room
- 2 private restrooms



## OFFERING SUMMARY

**Lease Rate:** Call Broker For Lease Rates

**Available SF:** 6,375 SF

**Zoning:** PDI

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	3,325	12,343	29,047
<b>Total Population</b>	7,446	30,784	73,571
<b>Average HH Income</b>	\$95,226	\$109,739	\$111,679

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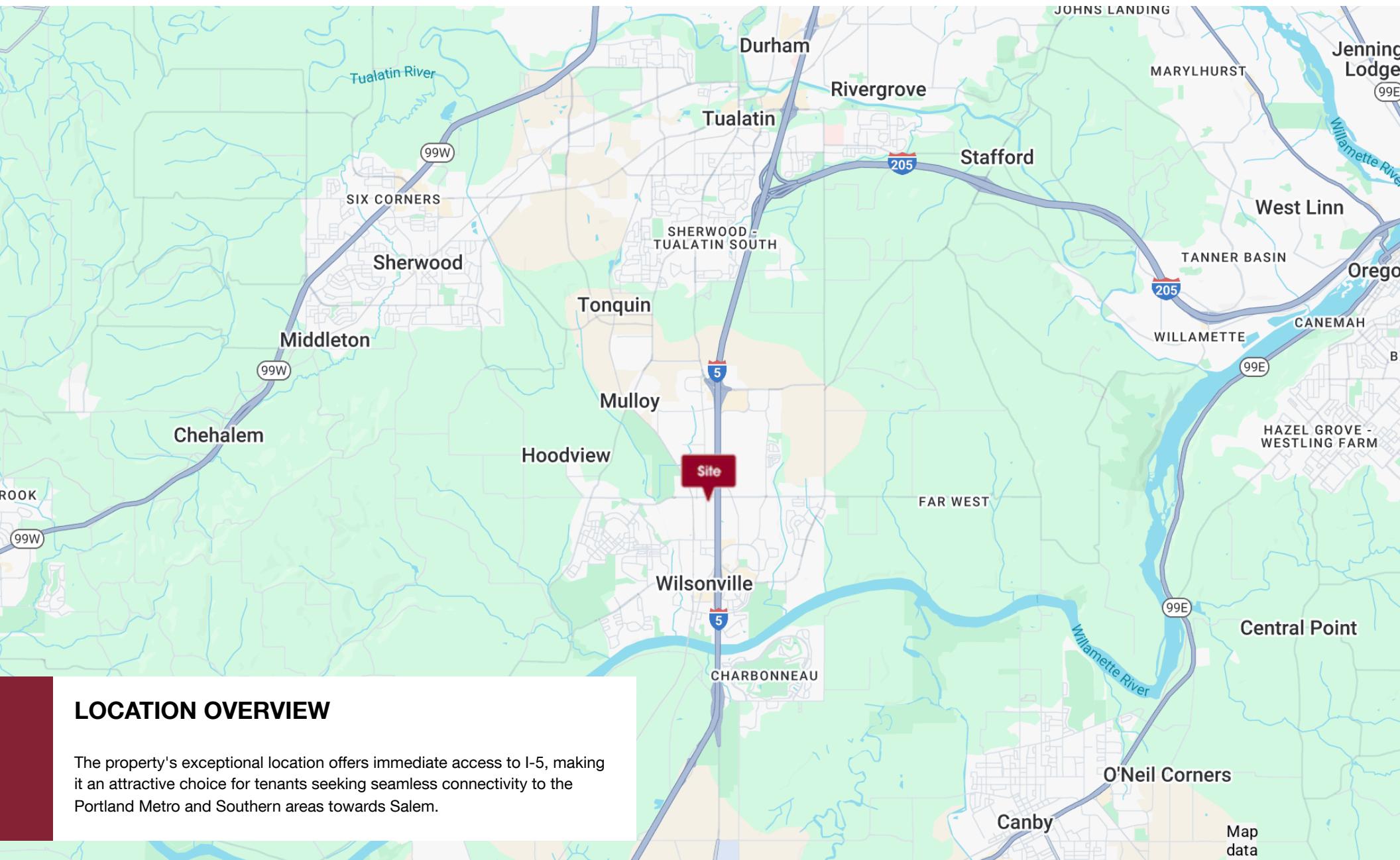


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## LOCATION OVERVIEW

The property's exceptional location offers immediate access to I-5, making it an attractive choice for tenants seeking seamless connectivity to the Portland Metro and Southern areas towards Salem.

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