



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
Total Households	3,325	12,343	29,047
Total Population	7,446	30,784	73,571
Average HH Income	\$95,226	\$109,739	\$111,679

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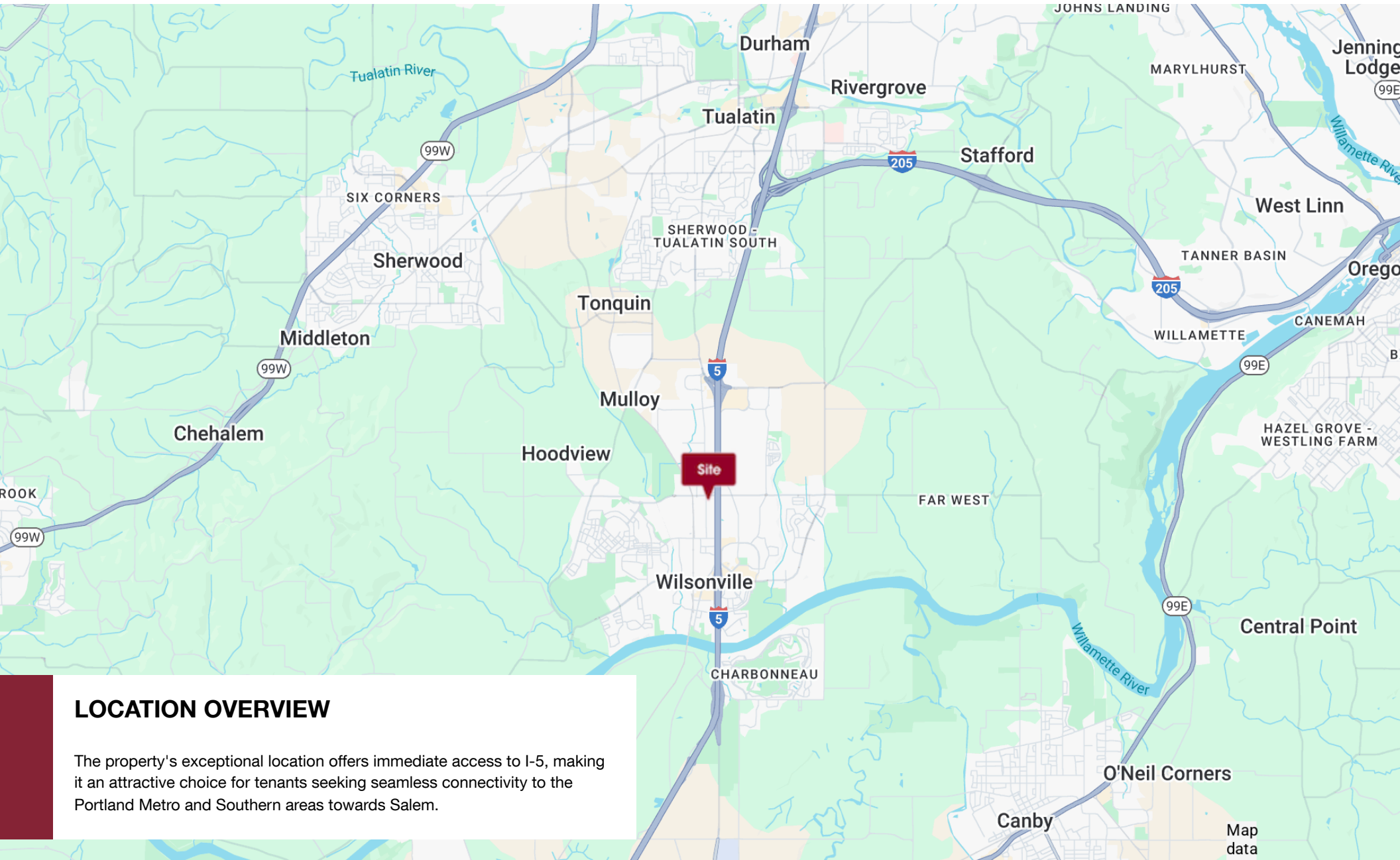


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LOCATION OVERVIEW

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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