

# FOR SALE & FOR LEASE

**PRICE REDUCED**  
ALL REASONABLE OFFERS CONSIDERED

## NEW LIGHT INDUSTRIAL LAND

- NEWLY ZONED LIGHT INDUSTRIAL LAND WITHIN URBAN GROWTH BOUNDARY
- YARD LEASE FOR SHORT TERM DEAL
- HUGE OPPORTUNITY TO OWN VALUABLE NEWLY ZONED INDUSTRIAL LAND
- CLOSE TO TUALATIN, WILSONVILLE, AND SHERWOOD
- MANY DIFFERENT OPPORTUNITIES FOR BUSINESSES



## SHERWOOD LAND

10630 SW TONQUIN LOOP | SHERWOOD, OR 97140

For more information or a property tour, please contact:

**SCOTT FINNEY, SIOR**  
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Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

06/20/2024

## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204  
503.223.3171 • NORRIS-STEVENS.COM



# 10630 SW TONQUIN LOOP

Sherwood, Oregon 97140

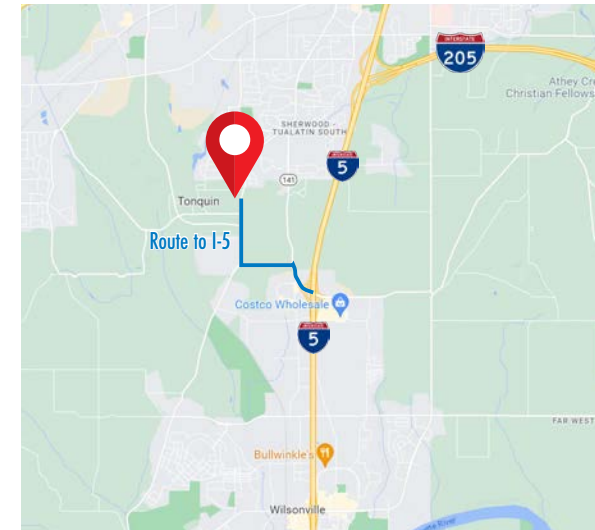
## LAND AVAILABLE FOR SALE AND FOR LEASE

### DETAILS

- Site Size: ± 209,088 SF (4.8 acres)
- Sale Price: ~~\$3,345,408 (\$16 PSF)~~ **\$2,400,000 (\$11.48 PSF)**
- Zoning: Light Industrial

### FEATURES

- Minutes to I-5
- Easy access to SW Grahams Ferry Road
- Corner lot
- Fantastic visibility
- Multiple adjacent developments breaking ground 2024



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