

FOR SALE

1535 W/NW SUNDIAL RD

*Prime 3.08 AC Industrial Site – Development
Opportunity or Outdoor Storage Site*

TROUTDALE, OR 97060

NW SUNDIAL RD

KIDDER.COM

km Kidder
Mathews

1535 W/NW SUNDIAL RD

PRICE REDUCED!

\$2,200,000 (\pm \$16.40/SF) ~~\$2,700,000 (\pm \$20/SF)~~

PROPOSED
DEVELOPMENT

40,000 SF

NW SUNDIAL RD



AVAILABLE FOR SALE

Excellent development or outdoor storage site with extensive due diligence in hand.

Clean Phase 1, ALTA Survey, Wetland delineation report, building plans and others. Utilities at site.

Located in development friendly City of Troutdale with immediate access to I-84 providing excellent access to surrounding markets.

3.08AC

LAND AREA

GI

ZONING

\$2.2M

REDUCED SALE PRICE

GI | GENERAL INDUSTRIAL ZONING

This district is primarily intended for manufacturing industries, large-scale fabricators, freight and trucking firms, primary metals, and lumber, etc., that usually require highway access and/or rail service. These firms usually have a high degree of process visibility and need outdoor storage of materials and products. These industries are likely to create minor air and water pollution, as well as noise and odor, and the generation of truck, shipping, or rail traffic. Non-industrial uses of a commercial nature are permitted in compliance with the Troutdale Development Code. No Minimum lot coverage.

ALLOWED USES:

Manufacturing

Freight & trucking

Warehousing & Storage

Machinery & Transportation
Equipment

Repair and modification shops

Sales and rentals

Automobile, truck, trailer,
heavy equipment, recreational
vehicle, boat and manufactured
home services

Wholesale trade/retail/discount
sales and services

Trade or Commercial Schools

Buyer to verify.

KIDDER MATHEWS

1535 W/NW SUNDIAL RD

TROUTDALE BATTERY
ENERGY STORAGE SYSTEM



NW SUNDIAL RD

PROPOSED INDUSTRIAL
DEVELOPMENT



TROUTDALE

TUBE
SPECIALTIES



MML DIAGNOSTICS
PACKAGING



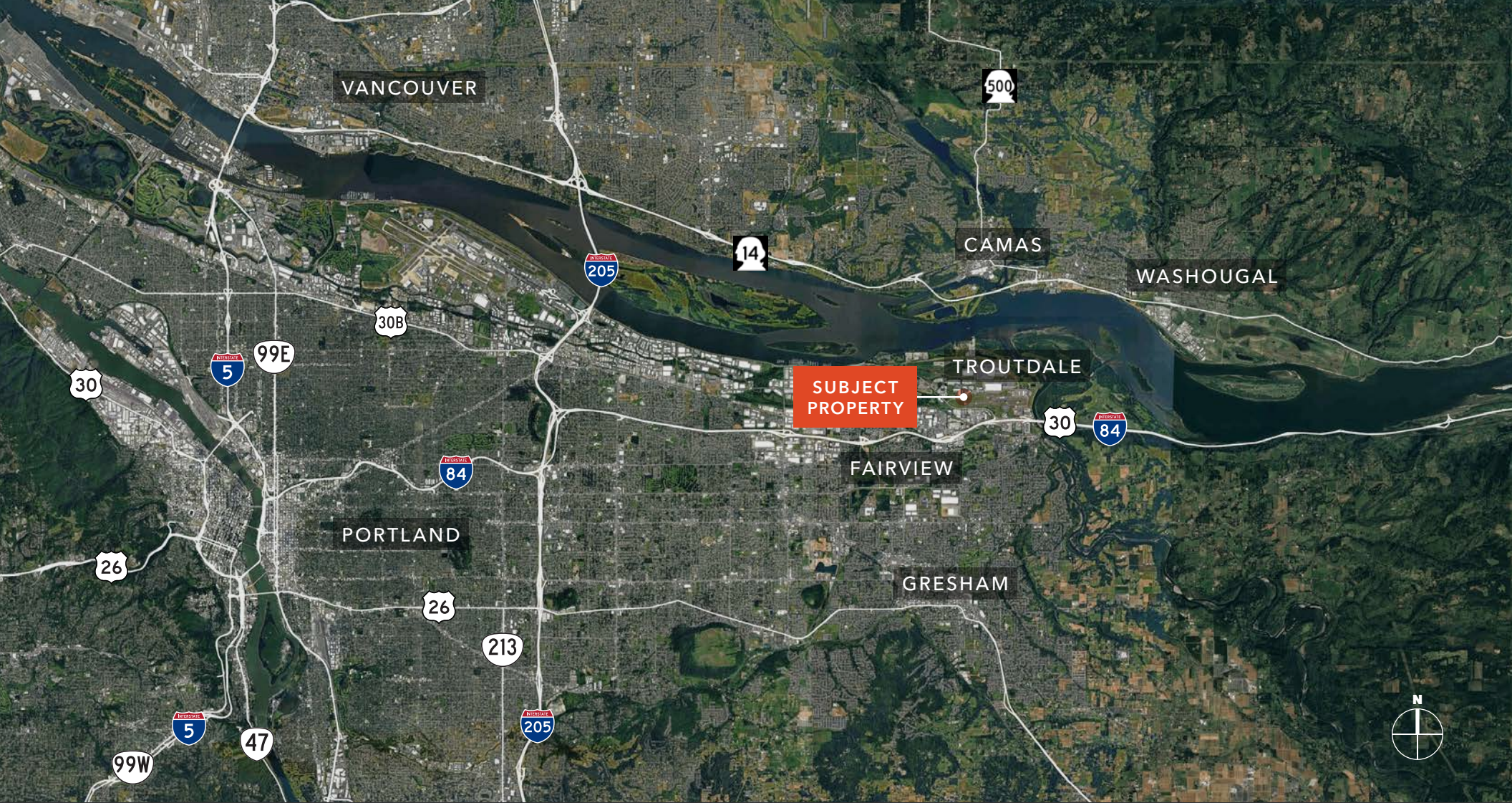
COLUMBIA GORGE OUTLETS



AVAILABLE FOR SALE



KIDDER MATHEWS



1535 W/NW SUNDIAL RD

*For more information on
this property, please contact*

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