



FOR LEASE



## CANYON CREEK BUSINESS PARK

**Multiple Building Office / Flex / Industrial Opportunity**

± 6,533 SF - 14,955 SF Available

**25999 SW Canyon Creek Road, Wilsonville, OR 97070**

The Canyon Creek Business Park is a multiple building office / flex / industrial project that is located minutes to I-5 at the Wilsonville exit (#286). Ideal for office, R&D, assembly, and warehouse uses, these buildings feature abundant exterior glass that allows for natural light and views. Conveniently located next to local restaurants, shopping, and support businesses, this park also has Fiber Optic service available.

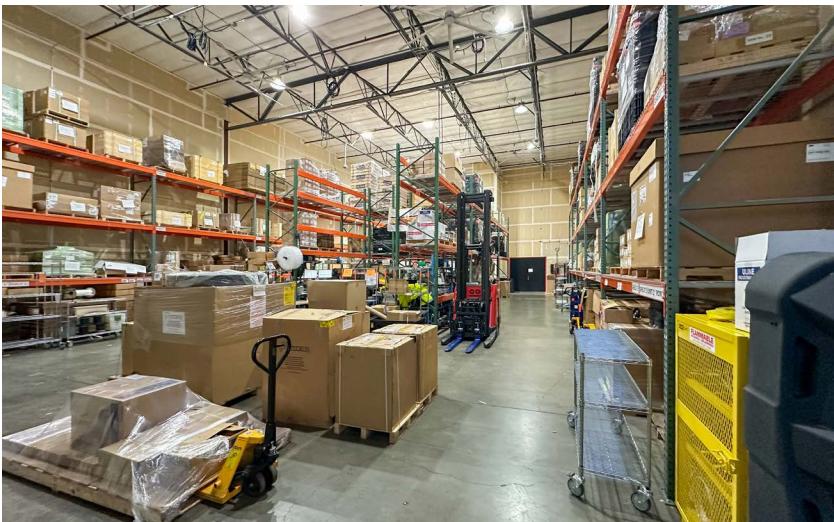
Contact John Fettig for current rates and availability.

**JOHN FETTIG, SIOR**

Principal | Licensed in OR  
**503-517-9870 | 503-708-9710**  
[johnfettig@capacitycommercial.com](mailto:johnfettig@capacitycommercial.com)



## SITE PLAN



### Nearby Amenities

Restaurants, Tires, Fuel, Costco Wholesale, Freeway Access, Automotive Service, Motels and Entertainment

← To I-5 SW Elligsen Road





## PROPERTY SUMMARY



### BUILDING D, SUITE 500

<b>Address</b>	25589 SW Canyon Creek Road, Suite 500
<b>Total Size</b>	6,533 SF Shell
<b>Office Size</b>	2,033 SF
<b>Warehouse Size</b>	4,500 SF
<b>Ceiling Height</b>	± 25' in Warehouse
<b>Grade Loading</b>	One (1) Drive In Loading Door
<b>Dock Loading</b>	Two (2) Dock Loading Doors
<b>Additional Features</b>	<ul style="list-style-type: none"><li>Open Office Configuration</li><li>Set Up For Clean Manufacturing / Distribution</li></ul>

### BUILDING B, SUITES E & F

<b>Address</b>	25977 SW Canyon Creek Road
<b>Total Size</b>	14,955 SF - Divisible
<b>Office Size</b>	5,529 SF
<b>Warehouse Size</b>	9,426 SF
<b>Ceiling Height</b>	± 25' in Warehouse
<b>Grade Loading</b>	One (1) Drive In Loading Door
<b>Dock Loading</b>	Two (2) Dock Loading Doors
<b>Additional Features</b>	<ul style="list-style-type: none"><li>Office Served with Abundant Window Line</li><li>Ideal for Distribution or Manufacturing</li><li>The Premises are Divisible to 8,945 SF</li></ul>

### BUILDING C, SUITE 100

<b>Address</b>	25479 SW Canyon Creek Road, Suite 100
<b>Total Size</b>	13,000 SF
<b>Office Size</b>	2,860 SF
<b>Warehouse Size</b>	10,140 SF
<b>Ceiling Height</b>	25' in Warehouse
<b>Grade Loading</b>	Three (3) Drive In Loading Doors
<b>Dock Loading</b>	Two (2) Dock Loading Doors
<b>Additional Features</b>	<ul style="list-style-type: none"><li>Extensive Electrical Service</li><li>Quality Office Space</li></ul>

LEASED



# LOCATION





## FLOOR PLAN

# CANYON CREEK BUSINESS PARK BUILDING D, SUITE 500



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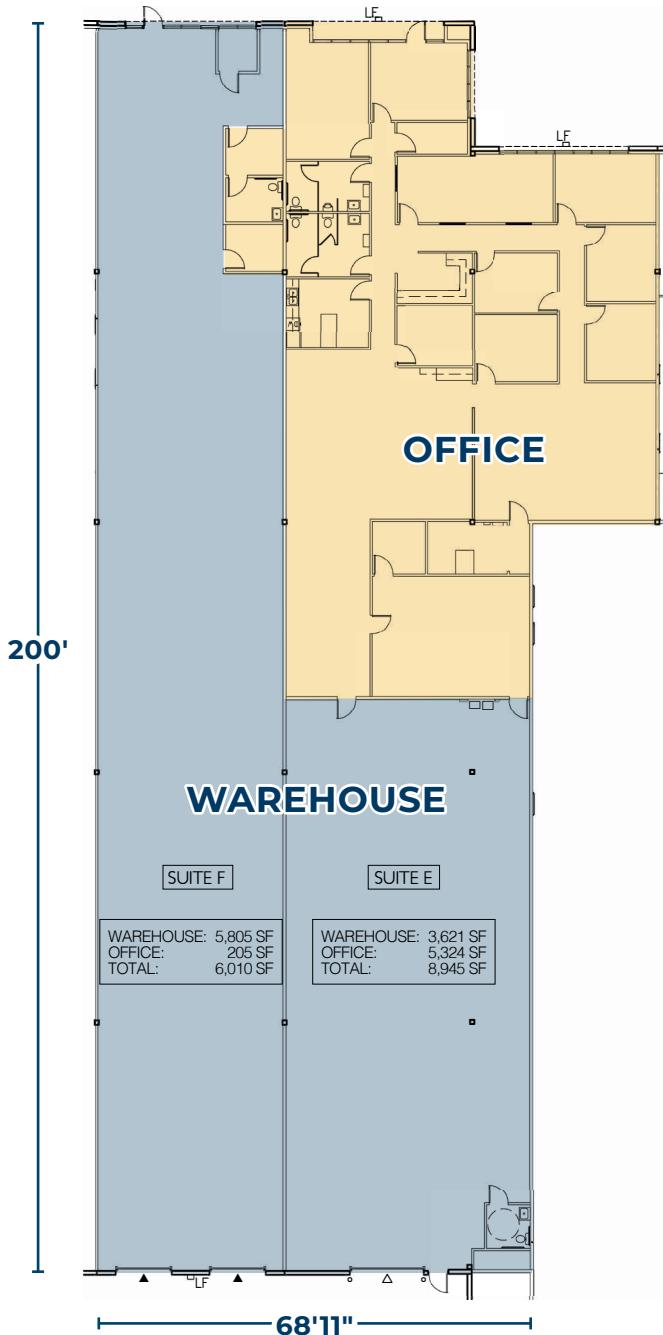
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**CANYON CREEK BUSINESS PARK**



## FLOOR PLAN

# CANYON CREEK BUSINESS PARK BUILDING B, SUITES E & F



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