



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

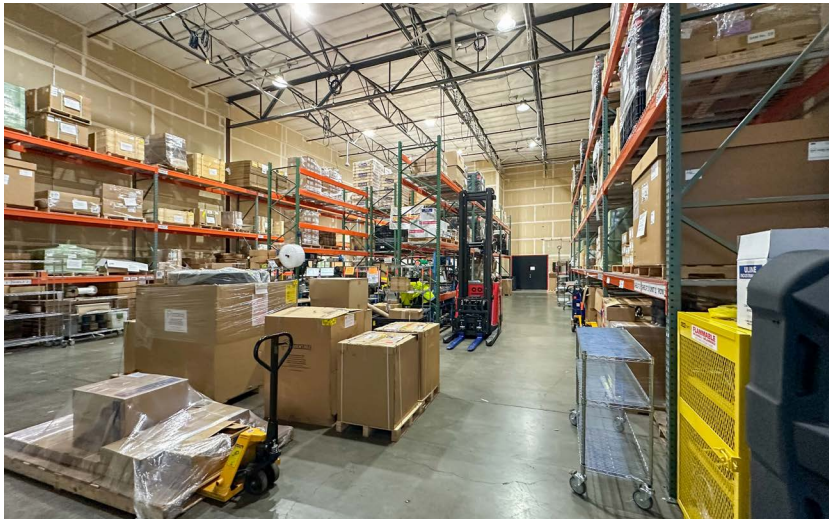
Principal | Licensed in OR

503-517-9870 | 503-708-9710

johnfettig@capacitycommercial.com



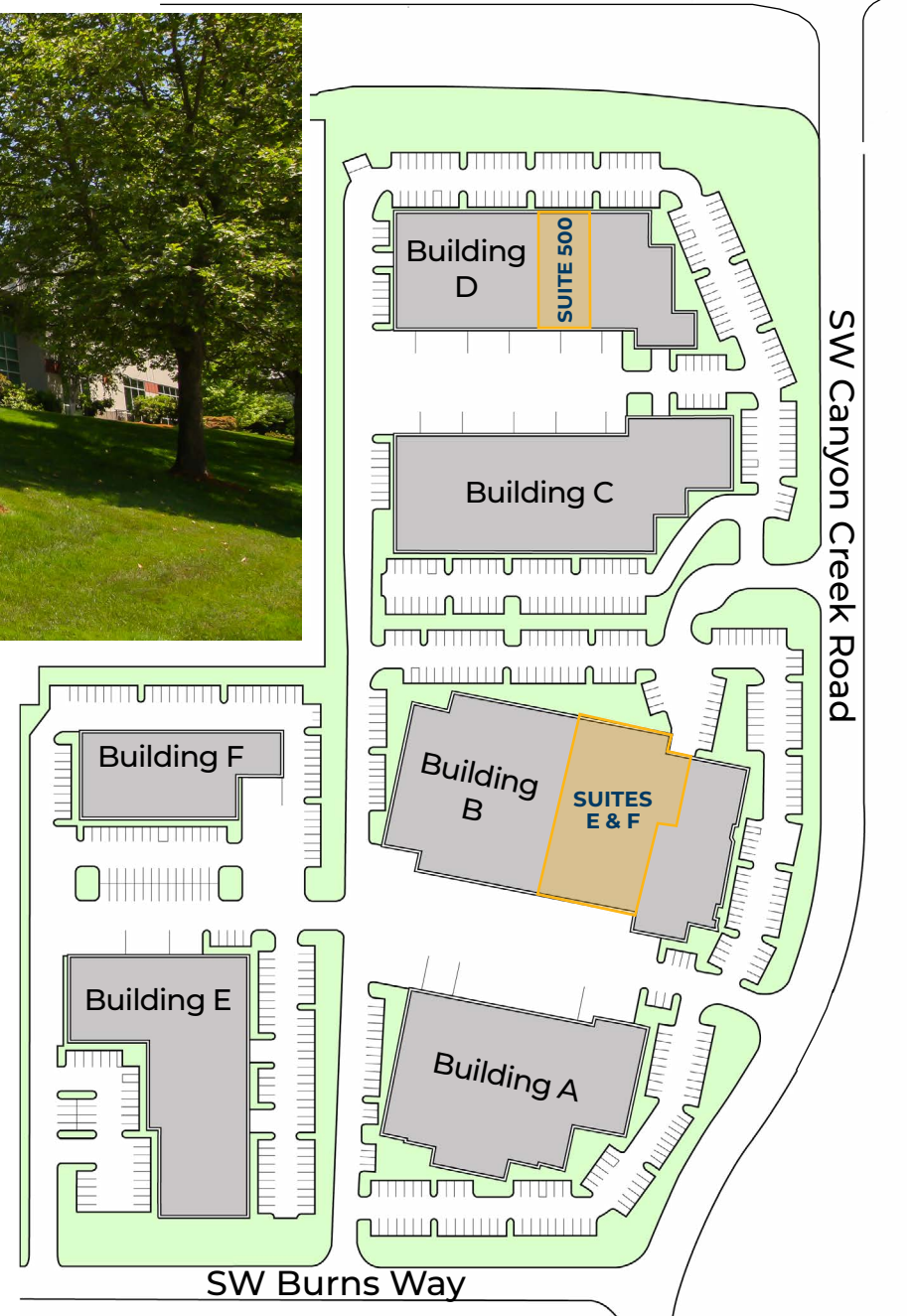
SITE PLAN



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

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

BUILDING B, SUITES E & F

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

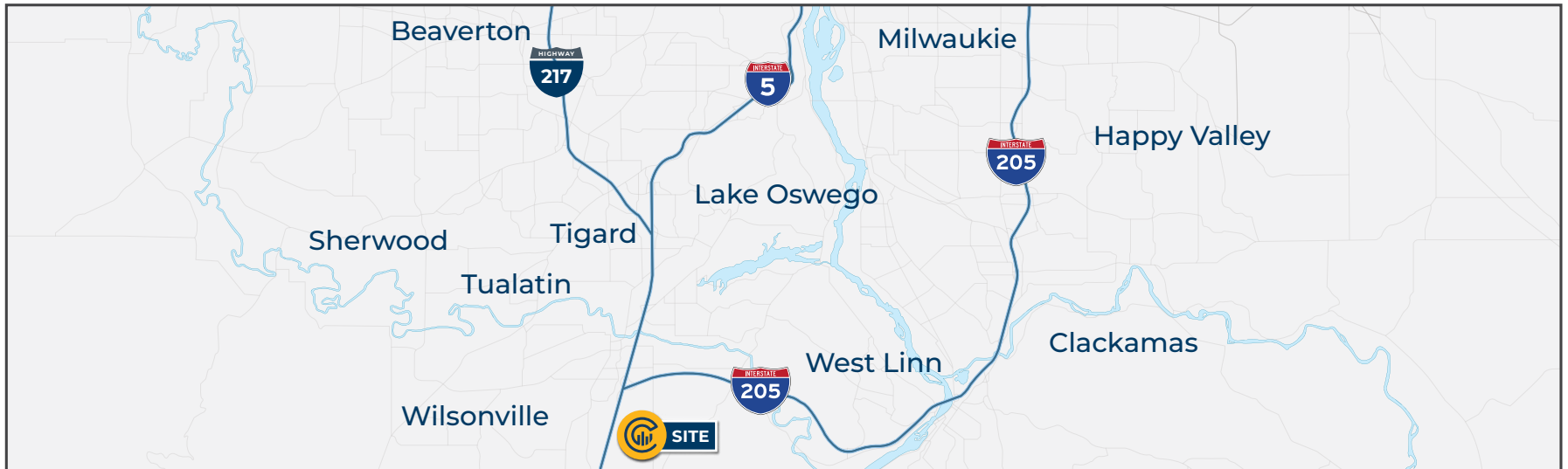
BUILDING C, SUITE 100

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

LEASED



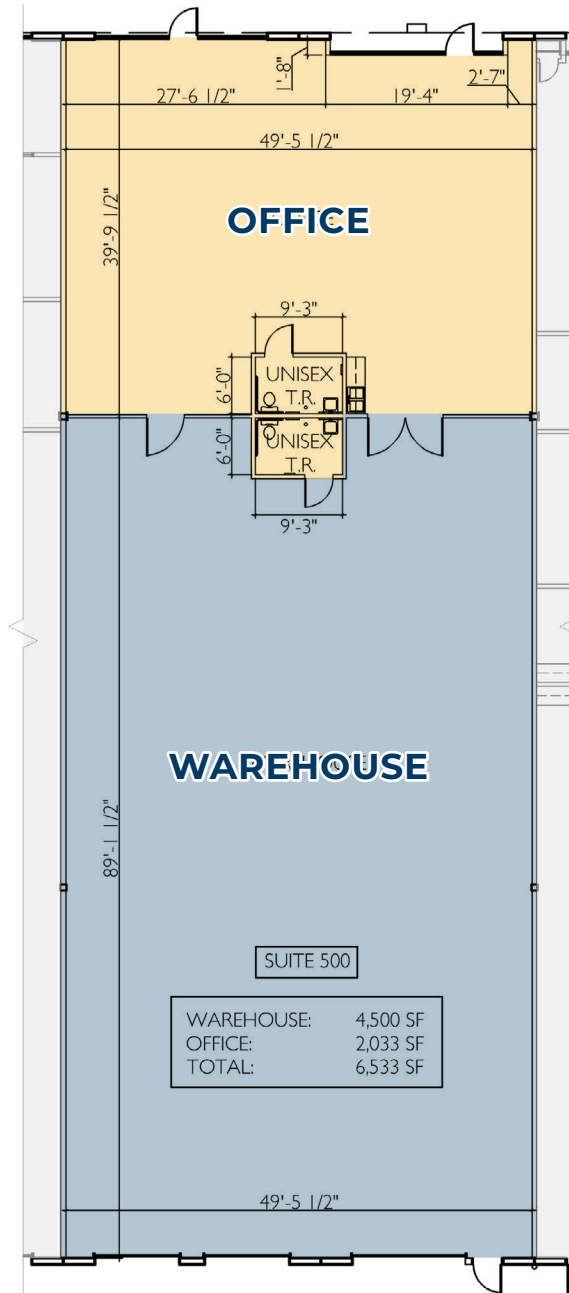
LOCATION



CANYON CREEK BUSINESS PARK BUILDING D, SUITE 500



FLOOR PLAN



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

JOHN FETTIG, SIOR

Principal | Licensed in OR

503-517-9870 | 503-708-9710

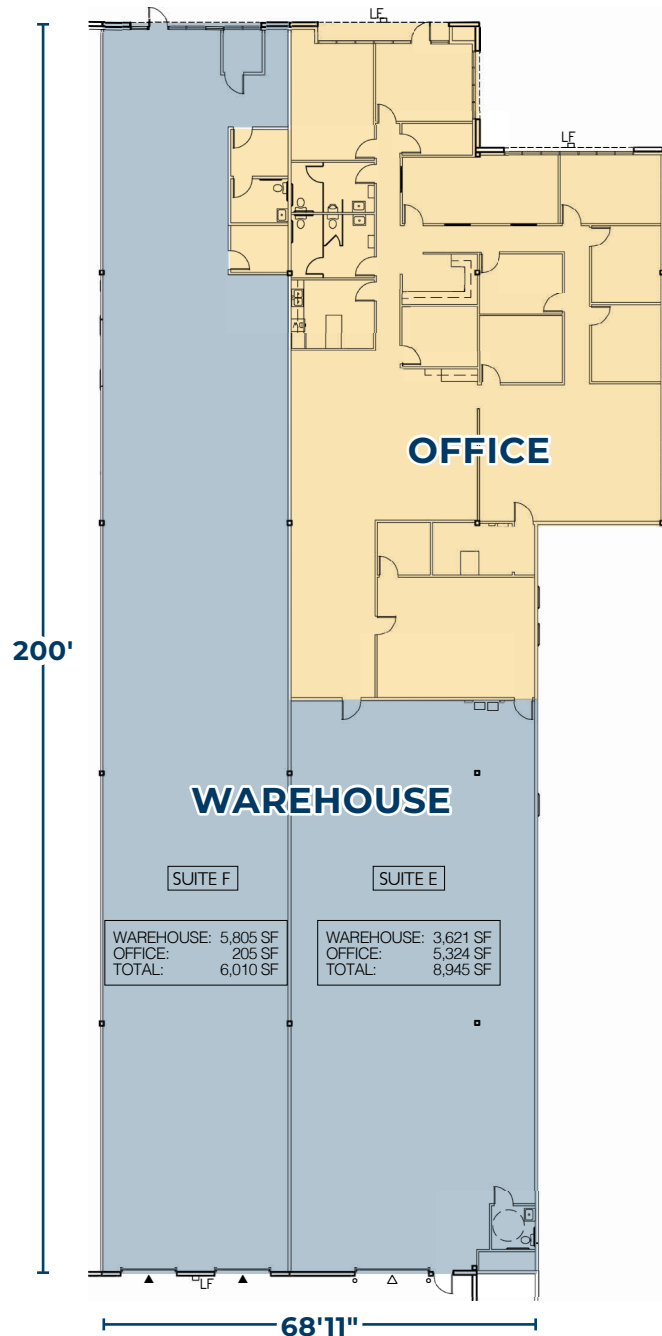
johnfettig@capacitycommercial.com

CANYON CREEK BUSINESS PARK

CANYON CREEK BUSINESS PARK BUILDING B, SUITES E & F



FLOOR PLAN



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

JOHN FETTIG, SIOR

Principal | Licensed in OR

503-517-9870 | 503-708-9710

johnfettig@capacitycommercial.com

CANYON CREEK BUSINESS PARK