



FOR LEASE



CANYON CREEK BUSINESS PARK

Multiple Building Office / Flex / Industrial Opportunity

± 15,014 SF Available Soon

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



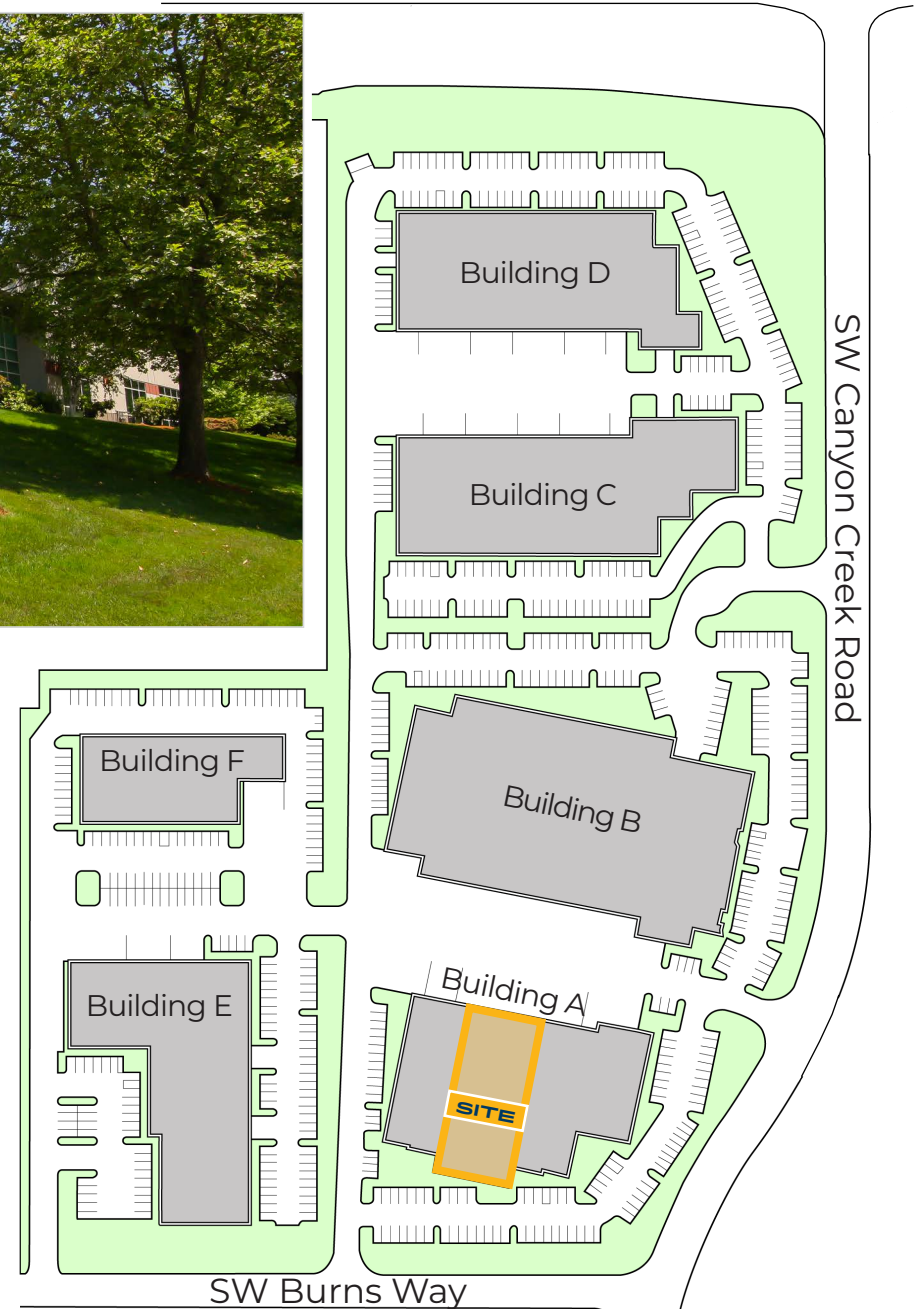
SITE PLAN

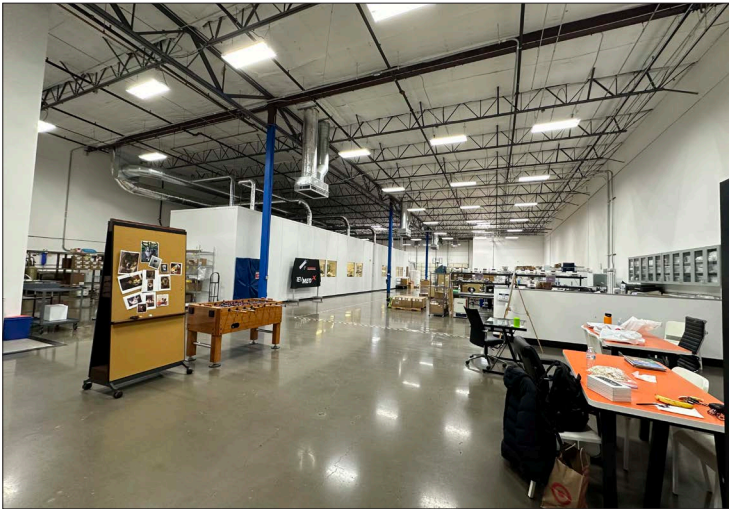


Nearby Amenities

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

← To I-5 SW Elligsen Road





SPACE AVAILABLE SOON

BUILDING A

25999 SW Canyon Creek Road, Suite C

- Approx. 15,014 SF Shell
3,366 SF Office
11,649 SF Warehouse
- Office served with abundant window line
- Ideal for distribution or manufacturing
- Warehouse ceiling height \pm 25'
- Two (2) drive in loading doors
- Two (2) dock loading doors

Warehouse/Production Area Features:

- LED lighting for manufacturing level output
- Climate controlled, approx. 11,650 SF area
- Class 10,000 (ISO M7) clean room, suitable for medical or electronics
- Compressed air lines plumbed to compressor room
- Polished concrete floor, new condition
- 277/480 volt, 400 amp electrical service
- DI water system available
- LABCONCO - Protector Laboratory Hoods - two (2)
- Medical grade cabinets/counter tops, sink, & washing machine

BUILDING C

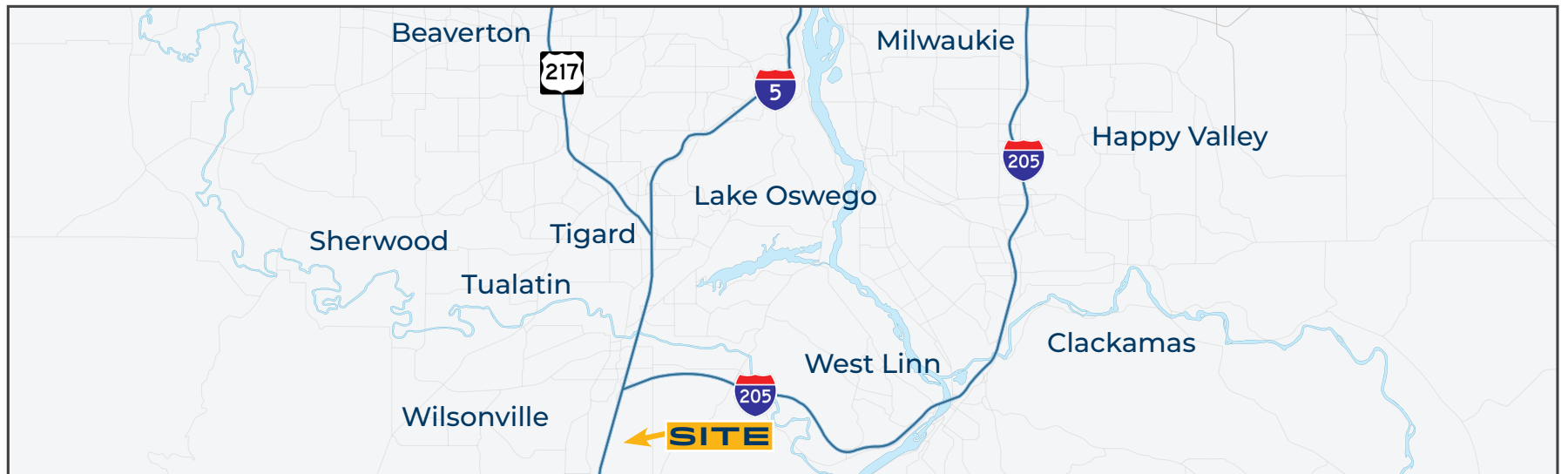
25479 SW Canyon Creek Road, Suite 100

- Approx. 13,000 SF Shell
2,860 SF Office
10,140 SF Warehouse
- Extensive electrical service
- Quality office space
- Warehouse ceiling height \pm 25'
- Three (3) drive in loading doors
- Two (2) dock loading doors

LEASED

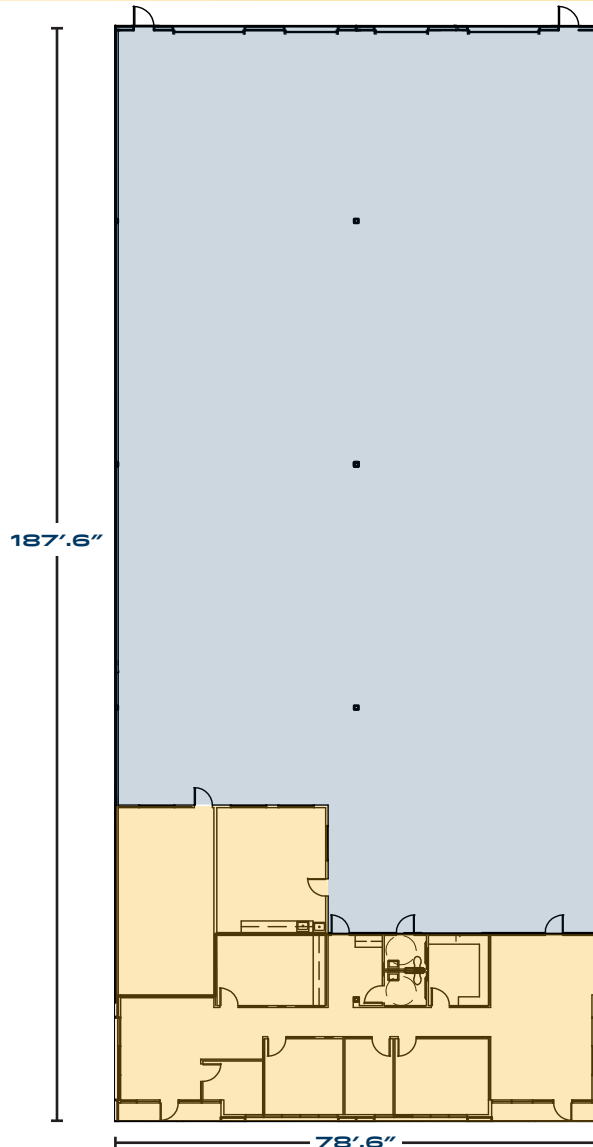


LOCATION





CANYON CREEK BUSINESS PARK BUILDING A, SUITE C 25999 SW CANYON CREEK ROAD



BUILDING A, SUITE C 25999 SW Canyon Creek Road, Wilsonville, OR

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