

23600 SW Grahams Ferry Rd  
Sherwood, OR 97140  
Township 2S Range 13E Section 35CC #100  
Zoned MP – Park Manufacturing in City of Tualatin UGB  
(Annexation needed for full development)

### Features

- ❖ 6.75-acre site
  - Roughly 2-acres of mostly fenced pasture abutting Grahams Ferry frontage
    - Loafing shed suitable for a couple of horses
    - Several tenants have maintained horses over the past few years
  - About 1.75-acres of paved yard at the top of the hill by the two outbuildings
  - About 2-acres of mature fir trees
  - Domestic Well
  - Recently serviced septic system
- ❖ Manufactured Home
  - 1,968' triple-wide
  - Purchased new and installed by property owners in 1977
    - New roof and several new windows in 2014.
    - Remodeled kitchen and living areas
    - New paint and carpet in 2019
    - Remodeled Master Bathroom
  - Landscaped yard
    - Many mature plantings
    - Wood playset
    - Raised beds
    - Water feature
    - Custom Chicken Coop
  - Oversized 2-Car Garage
    - Two overhead doors
      - Electric Openers
      - Convenient Toilet with exterior door.
- ❖ Pole Barn
  - 1,600 square feet
    - 32' X 50' with 17' eave
  - Built in 2005
  - Metal siding and roof
  - Insulated
  - Concrete slab
  - Gas heat
  - Two overhead doors
    - 10' x 12' and 12' x 14'
    - Mechanized
  - 6,000-pound auto lift
  - Some miscellaneous shop equipment (compressor, grinder, drill press)
  - Five 6' x 4' windows on East Side of building
    - Installed high on building to allow daylight without undermining security.
- ❖ Upper Barn
  - Roughly 1,700 square feet
  - Older 1,000' barn with concrete flooring
  - Small office and storage area in upper level
  - Two large sliding barn doors
  - ~~➤ 700' addition installed in 2009~~
    - ~~▪ 16' x 9' powered overhead door~~
    - ~~▪ 10' x 9' head door~~
    - ~~▪ Insulated~~
    - ~~▪ Two electric~~
    - ~~▪ Two windows create lots of light~~
    - ~~▪ Large banks of fluorescent lighting~~
    - ~~▪ Concrete slab~~

Available for Lease at \$7,800/mo

Peter Shames

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