

Contractor or Industrial Yard

21100 & 21190 SW OREGON STREET SHERWOOD, OR 97140

3.21 ACRES

0.61 ACRE EASEMENT

FOR SALE



MACADAM FORBES
COMMERCIAL REAL ESTATE SERVICES

Joe Curran
503.616.0992
jcurran@macadamforbes.com
Licensed in OR & WA

12 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR SALE

21100 & 21190 SW Oregon Street, Sherwood, OR 97140



PROPERTY DESCRIPTION

Prime contractor or industrial owner/user opportunity in a highly sought-after submarket. The site is made up of two lots totaling 3.21 AC and 7,500 SF of warehouse space.

21190 SW Oregon Street totals 1.67 usable acres fenced, graded, and graveled. There is also a 0.61-acre lot with an easement under the powerlines where storage use is permitted. The site is zoned FD-20, Washington County, and can be annexed into the City of Sherwood with "Employment Industrial" zoning.

21100 SW Oregon Street is a 1.54-acre lot zoned GI, City of Sherwood with 7,500 SF of shop/warehouse/office. The site is graveled, fenced, and ready for yard storage. Utilities include 3 Phase Power and the site is hooked up to the City of Sherwood water and sewer. There is a truck maintenance shop.

OFFERING SUMMARY

Sale Price:	\$2,950,000
Total Lot Size:	3.21 Acres
Total Building Size:	7,500 SF



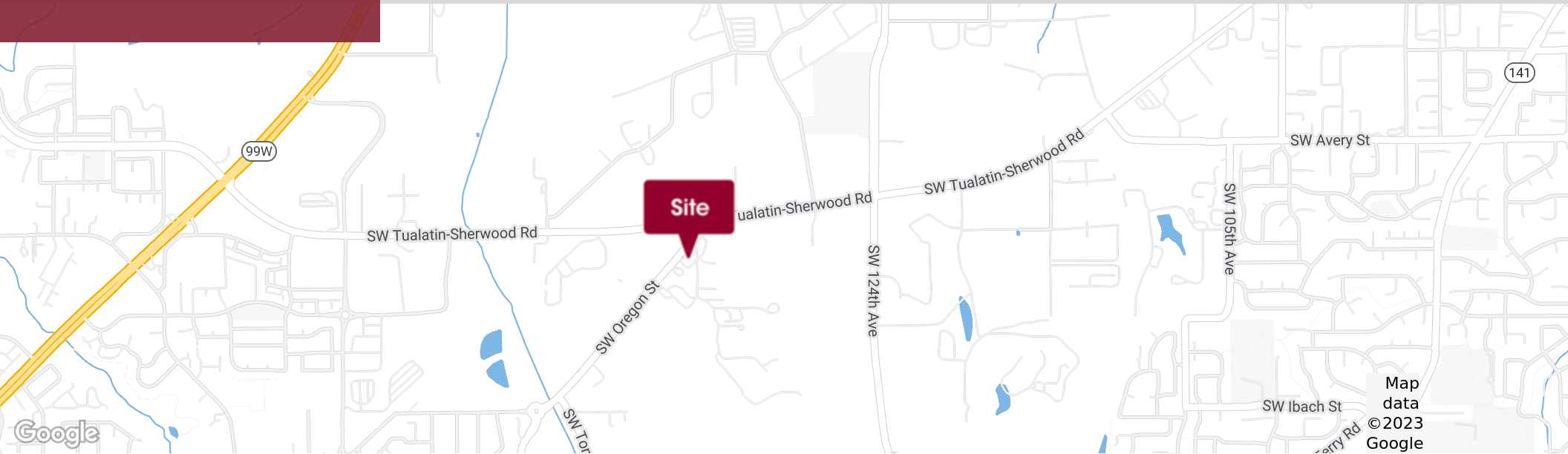
Joe Curran
503.616.0992
jcurran@macadamforbes.com
Licensed in OR & WA

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500

FOR SALE

21100 & 21190 SW Oregon Street, Sherwood, OR 97140



LOCATION OVERVIEW

In the heart of Tualatin, Sherwood's prime industrial market. Has excellent frontage on SW Oregon Street and great access to Interstate 5, Interstate 205, and Highway 99. Surrounded by brand new industrial development that includes national credit developers such as Trammel Crow, Phelan Development, and Schnitzer Properties.

	DISTANCE	TIME
SW TUALATIN-SHERWOOD ROAD	0.2 MI	1 MIN
HIGHWAY 99W	1.5 MI	6 MIN
INTERSTATE 5	3.5 MI	14 MIN
INTERSTATE 205	4.7 MI	15 MIN
PORTLAND INTERNATIONAL AIRPORT	25 MI	40 MIN



Joe Curran
503.616.0992
jcurran@macadamforbes.com
Licensed in OR & WA