

Unique Office & Manufacturing Buildings

27676 SW PARKWAY AVENUE, WILSONVILLE, OR 97070

PRICE REDUCED

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FOR SALE

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COMMERCIAL REAL ESTATE SERVICES

FOR SALE

27676 SW Parkway Ave, Wilsonville, OR 97070



PROPERTY DESCRIPTION

Rare opportunity to lease or purchase a free-standing 29,250 SF manufacturing building and a stand-alone 6,000 SF office building on 3.03 acres of land. The combined 35,250 SF of building area benefits from two ingress and egress points along with two large parking areas. Both the office and manufacturing building are fully sprinklered and the manufacturing building has 1600 amps @ 480 & 800 amps @ 208 power. Property is zoned PDI City of Wilsonville (Planned Development Industrial).

The warehouse building was added onto in 2 phases and the clear height ranges from 9' to a high of 24' (from the bottom of the truss). The warehouse consists of two sets of restrooms, two separate office areas, a break room, and roughly 2,250 SF of mezzanine office and storage area. The standalone office building is comprised of permitter private offices, open work area, a large conference room, and a break area.

PROPERTY HIGHLIGHTS

- Two grade doors (14' and 10" tall)
- HVAC throughout the Warehouse
- Both buildings are fully sprinklered
- Large amount of power (1600 amps @480 & 800 amps at 208)
- Over abundant parking

OFFERING SUMMARY

Sale Price:	\$5,950,000
Lot Size:	133,761 SF
Office Building Size:	6,000 SF
Warehouse Building Size:	29,250 SF
Taxes:	\$47,160.25

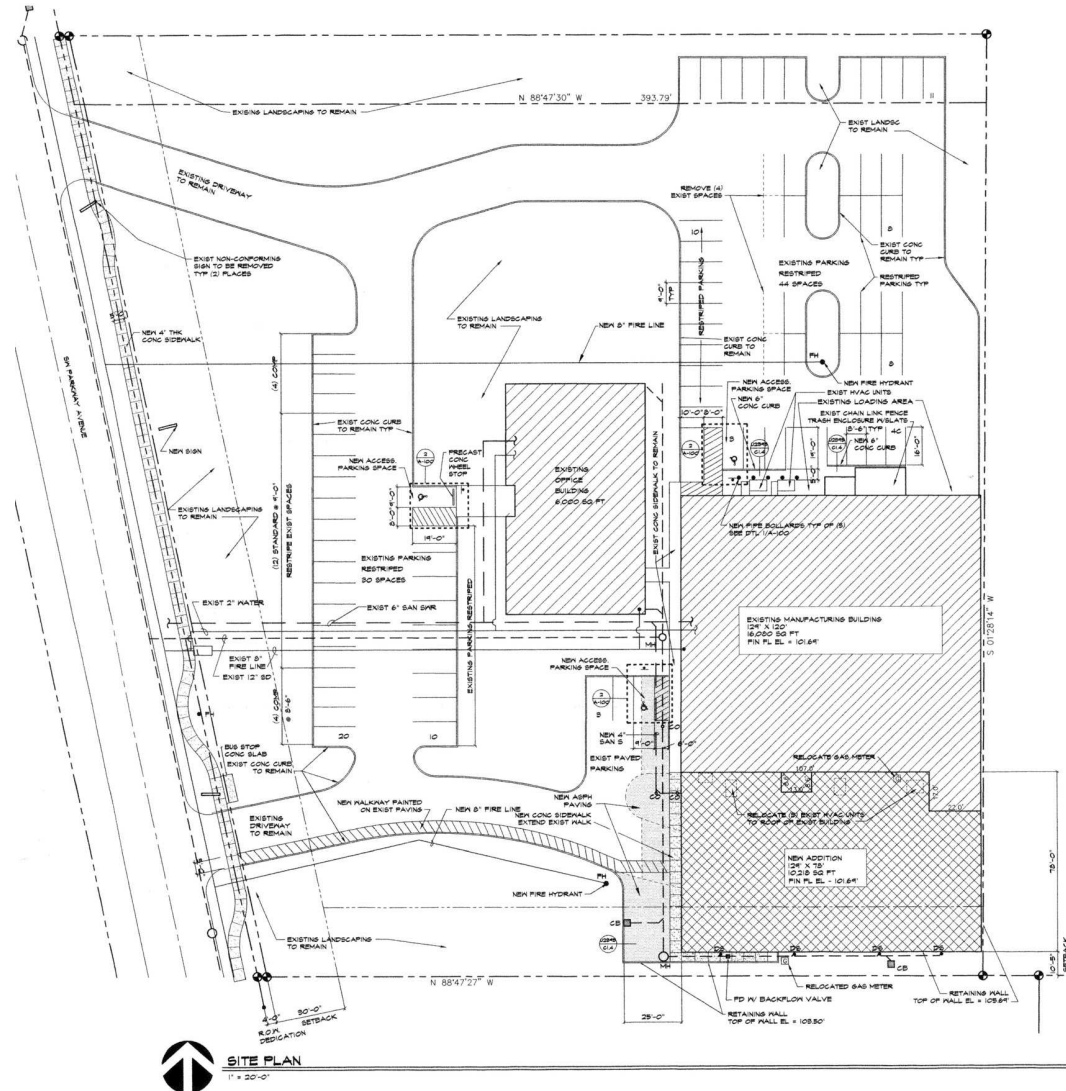


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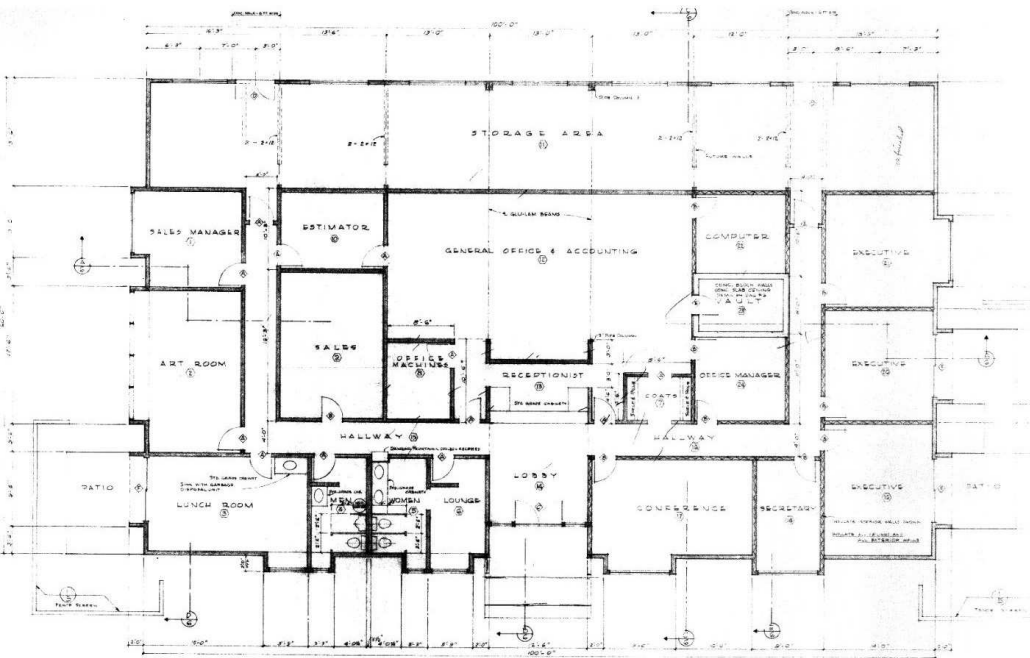
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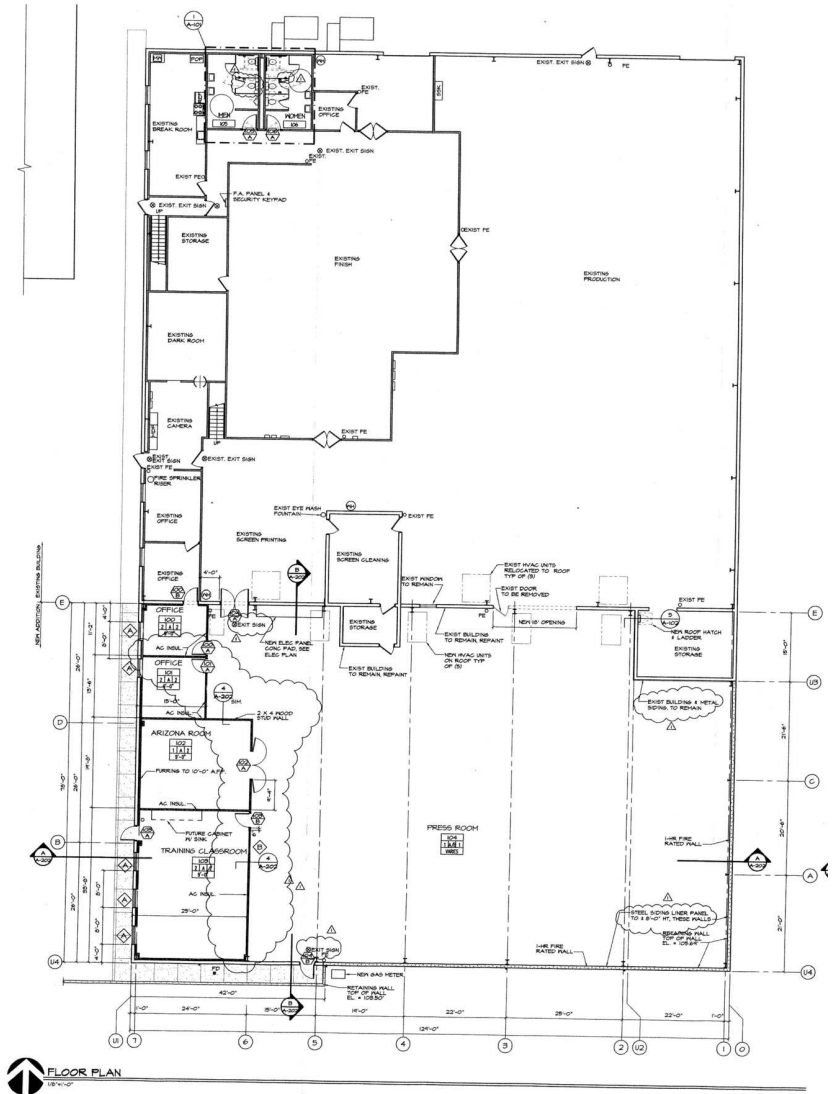
SITE PLAN



OFFICE BUILDING PLAN

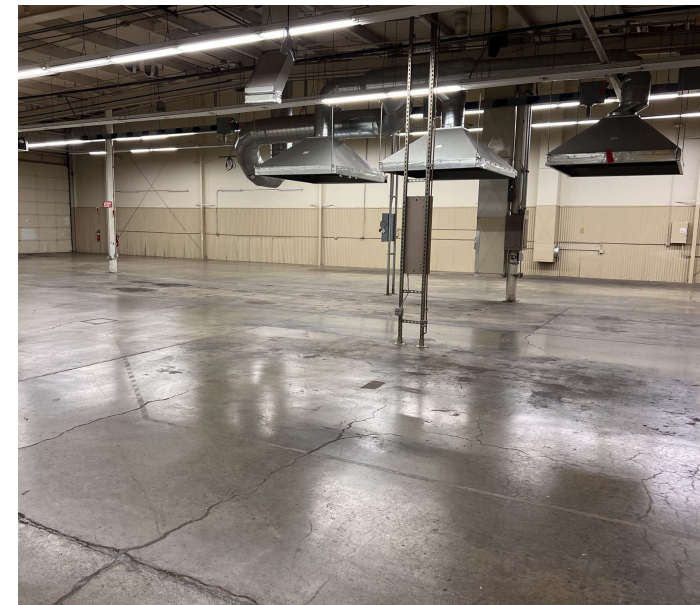
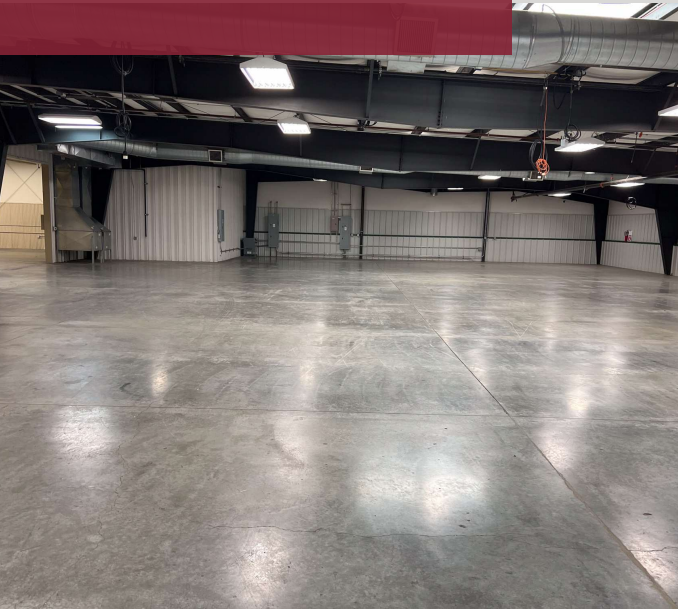


WAREHOUSE PLAN (MAIN FLOOR)



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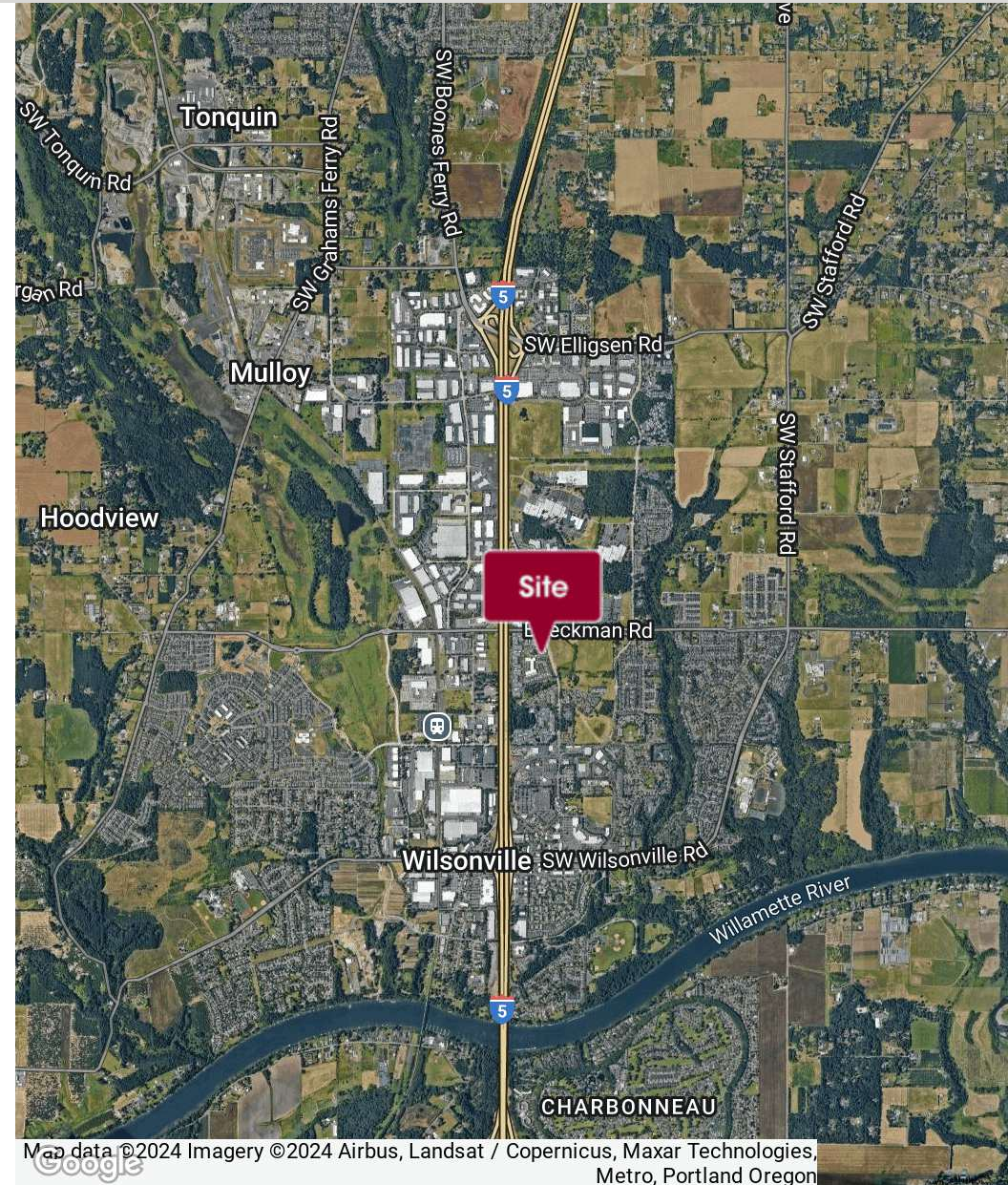
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LOCATION OVERVIEW

Located in the City of Wilsonville, the property benefits from close access to I-5 and I-205.



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