

# Two Industrial Warehouse Buildings

8496 - 8498 SOUTHWEST WARM SPRINGS STREET, TUALATIN, OR 97062

**PRICE REDUCED  
MOTIVATED SELLER!**

**FOR SALE**

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**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES



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## PROPERTY DESCRIPTION

The property consists of two warehouse buildings optimal for single or two-tenant, light industrial warehouse/manufacturing use. The property offers a rare grandfathered industrial use in what is now defined as a commercial zone.

## LOCATION DESCRIPTION

Adjacent to SW Boones Ferry Rd, with near-direct access to the critical arteries of SW Tualatin-Sherwood Road & Interstate 5, the property is conveniently located in the Tualatin-Sherwood neighborhood. With easy access to major highways and public transit, the area offers quick commutes to downtown Portland and other nearby cities like Tigard and Lake Oswego. A variety of shopping centers, grocery stores, restaurants, and services can characterize the property's immediate surroundings.

## OFFERING SUMMARY

Sale Price:	\$5,550,000
Lot Size:	1.65 Acres
Combined Building Size:	36,400 SF
Total Office Space:	3,252 SF (8.9%)

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	700	1,580	5,366
Total Population	1,635	3,820	13,077
Average HH Income	\$70,968	\$88,257	\$101,993



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## **BUILDING 1 (8496)**

- Gross Building Area: 24,400 SF
- Attached Office: 1,240 SF
- Interior Office: 1,136 SF
- Mezzanine Office: 235 SF
- Office Space: 2,611 SF (10.7%)
- Storage Mezzanine: 797 SF (Excluded from GBA)
- Warehouse Clear Height: 12'-17'
- Heavy three phase power, well distributed



## **BUILDING 2 (8498)**

- Gross Building Area: 12,000 SF
- Interior Office: 641 SF
- Office Space: 641 SF (5.3%)
- Warehouse Clear Height: 13'-15'
- Heavy three phase power, well distributed



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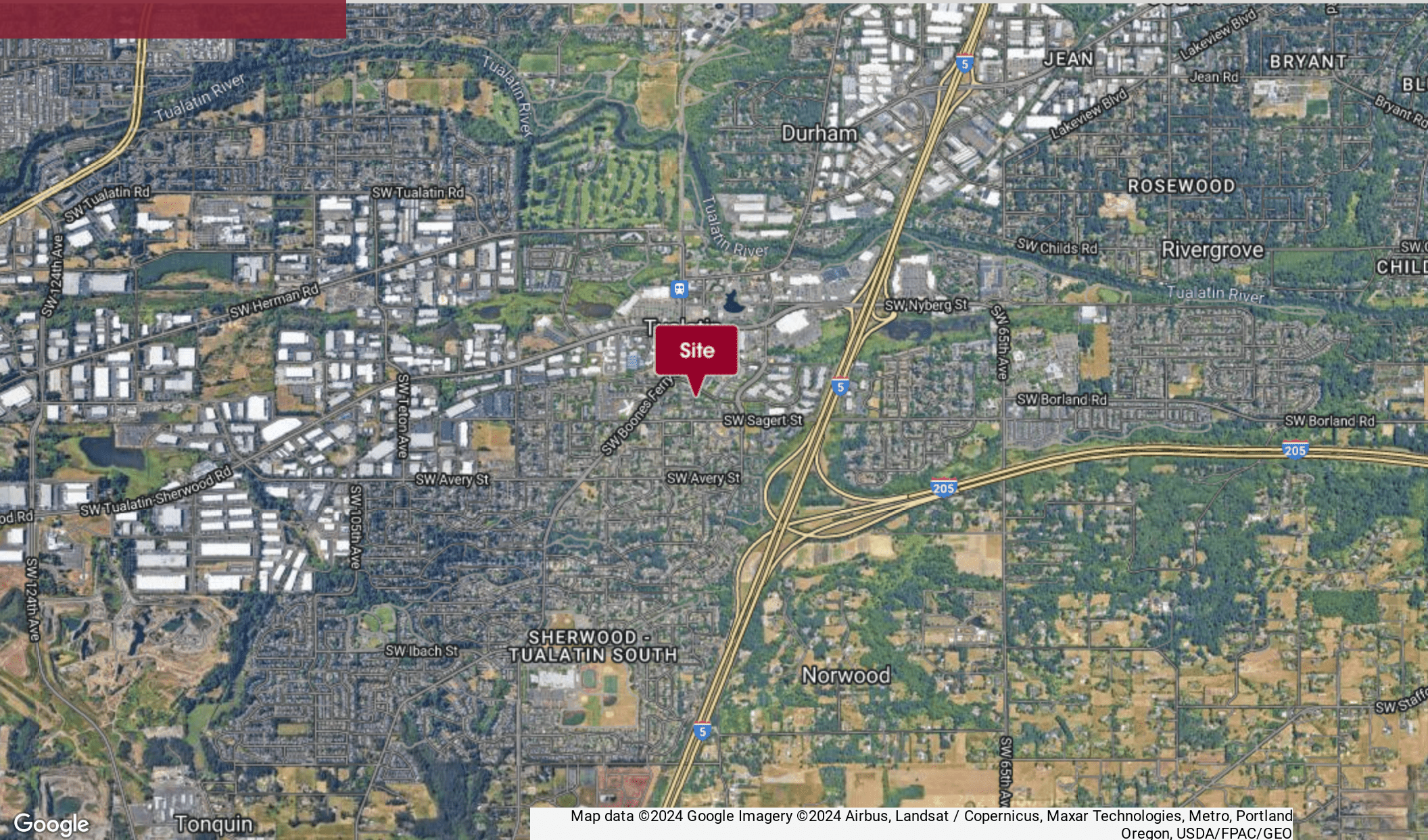
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