

Free Standing Office & Manufacturing Buildings

27676 SW PARKWAY AVENUE, WILSONVILLE, OR 97070

REDUCED PRICE

FOR SALE

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

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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.

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PROPERTY DESCRIPTION

Well-maintained free-standing 6,000 SF office building and a free-standing 29,250 SF manufacturing building on 3.03 acres of land. The property 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. The property is zoned PDI (Planned Development Industrial) City of Wilsonville.

The warehouse building was added 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 restrooms, two separate office areas, a break room, and roughly 2,250 SF of mezzanine office and storage area. The stand-alone office building is comprised of perimeter private offices, an 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:	\$6,500,000
Lot Size:	133,761 SF
Office Building Size:	6,000 SF
Warehouse Building Size:	29,250 SF
Taxes:	\$47,160.25

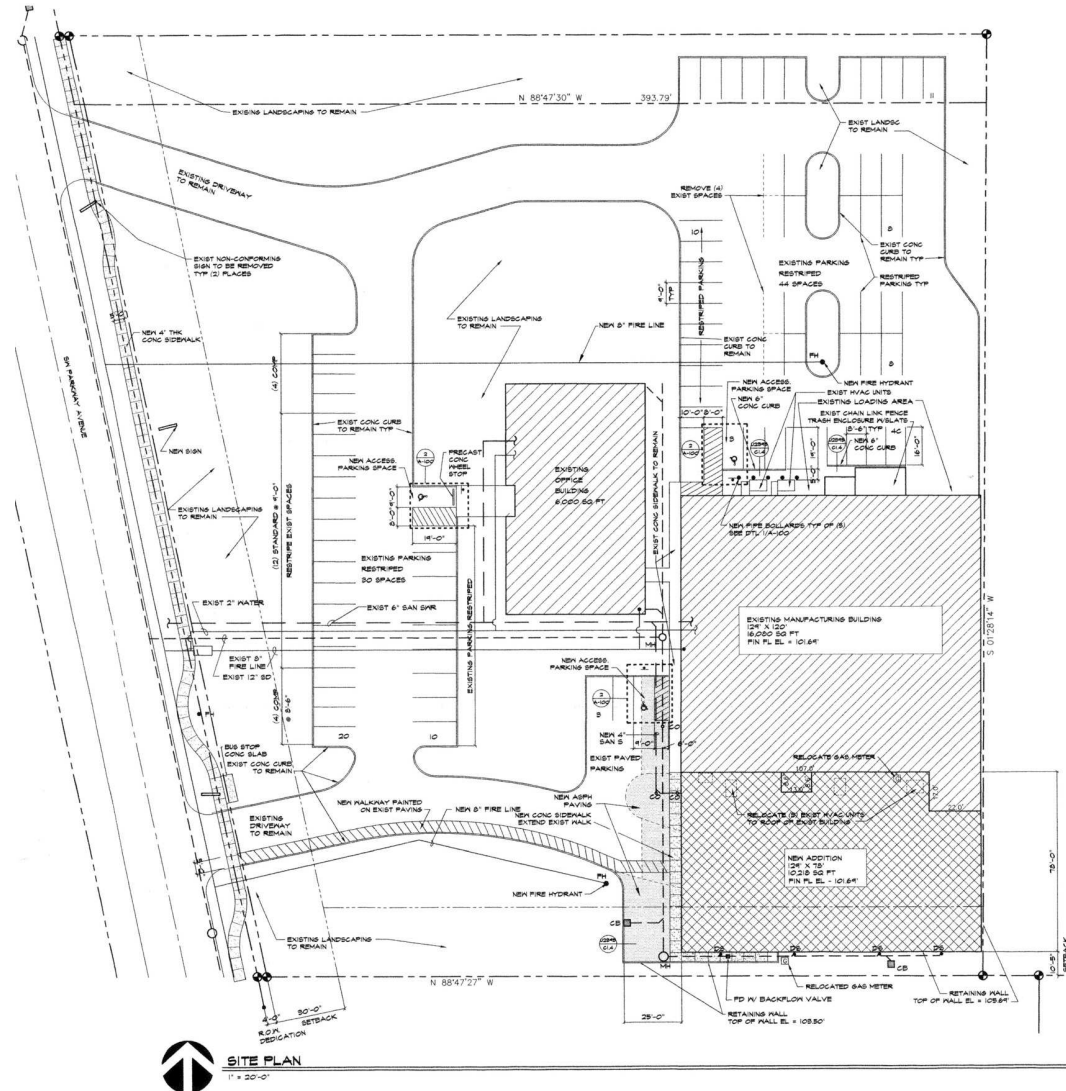


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SITE PLAN

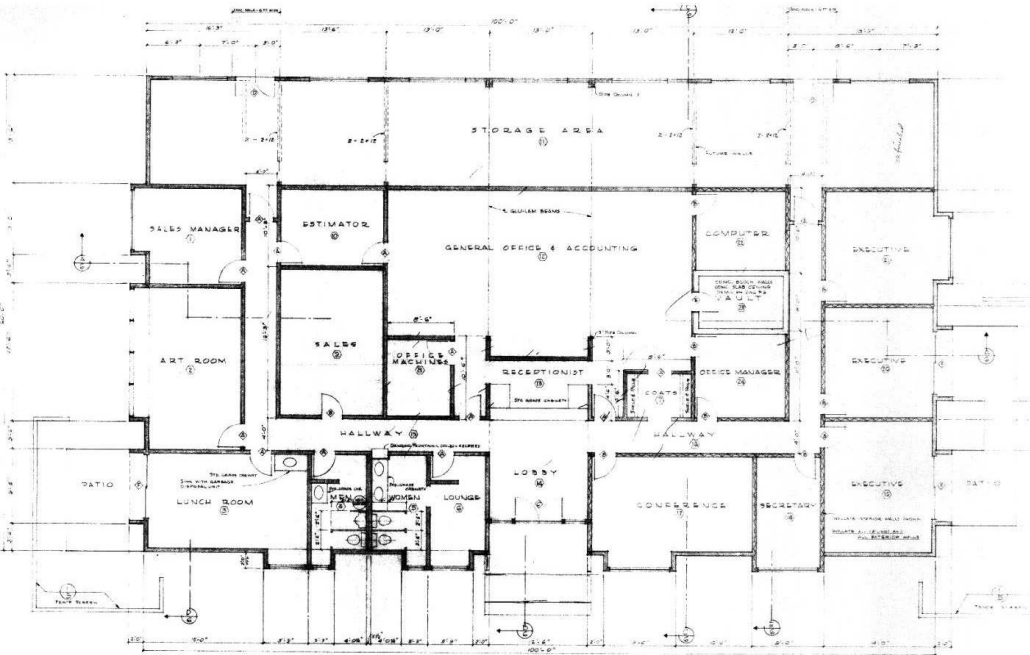


SITE PLAN
1" = 20'-0"

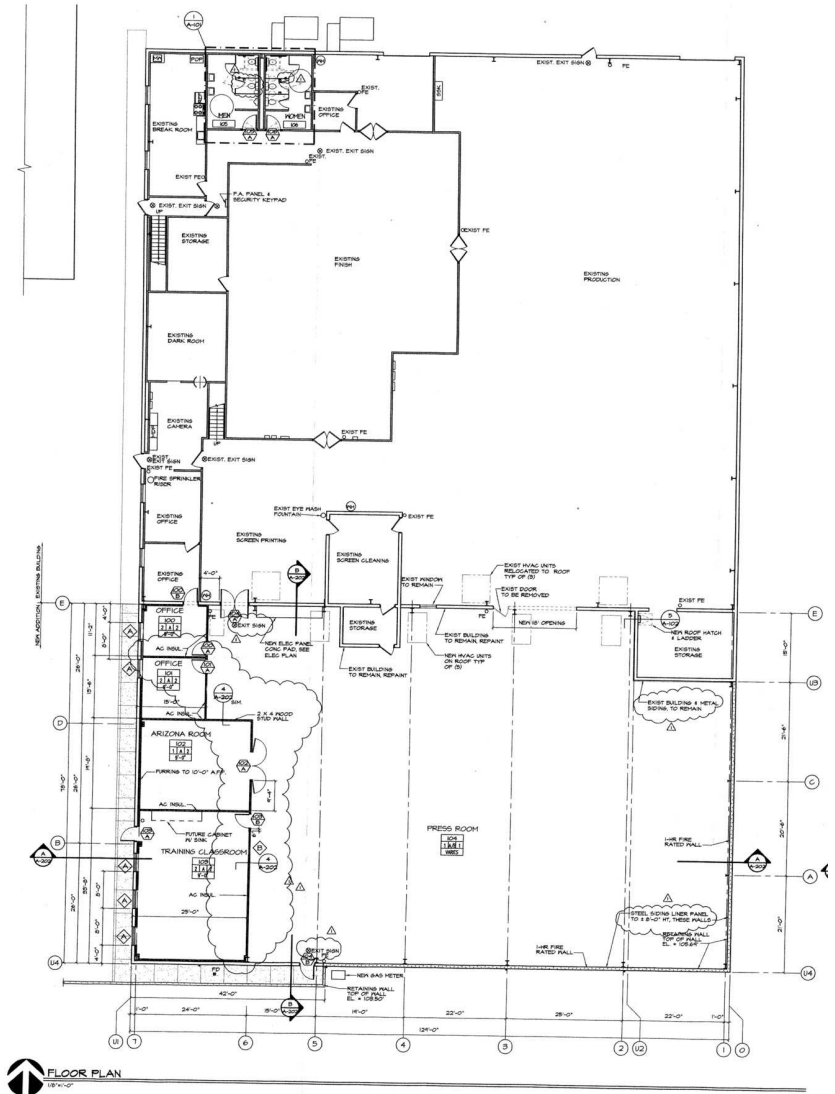


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OFFICE BUILDING PLAN

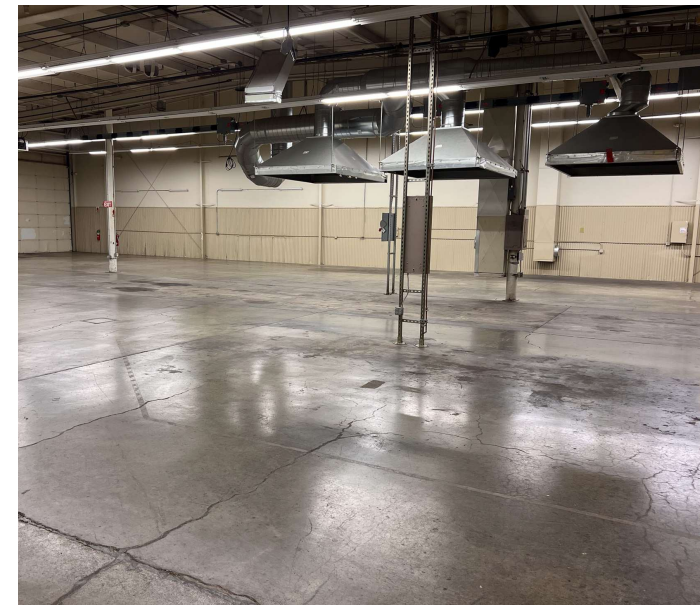
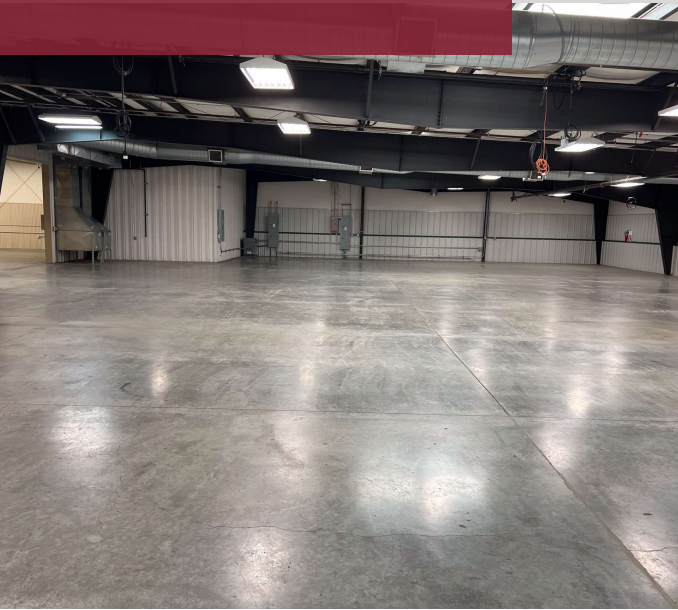


WAREHOUSE PLAN (MAIN FLOOR)



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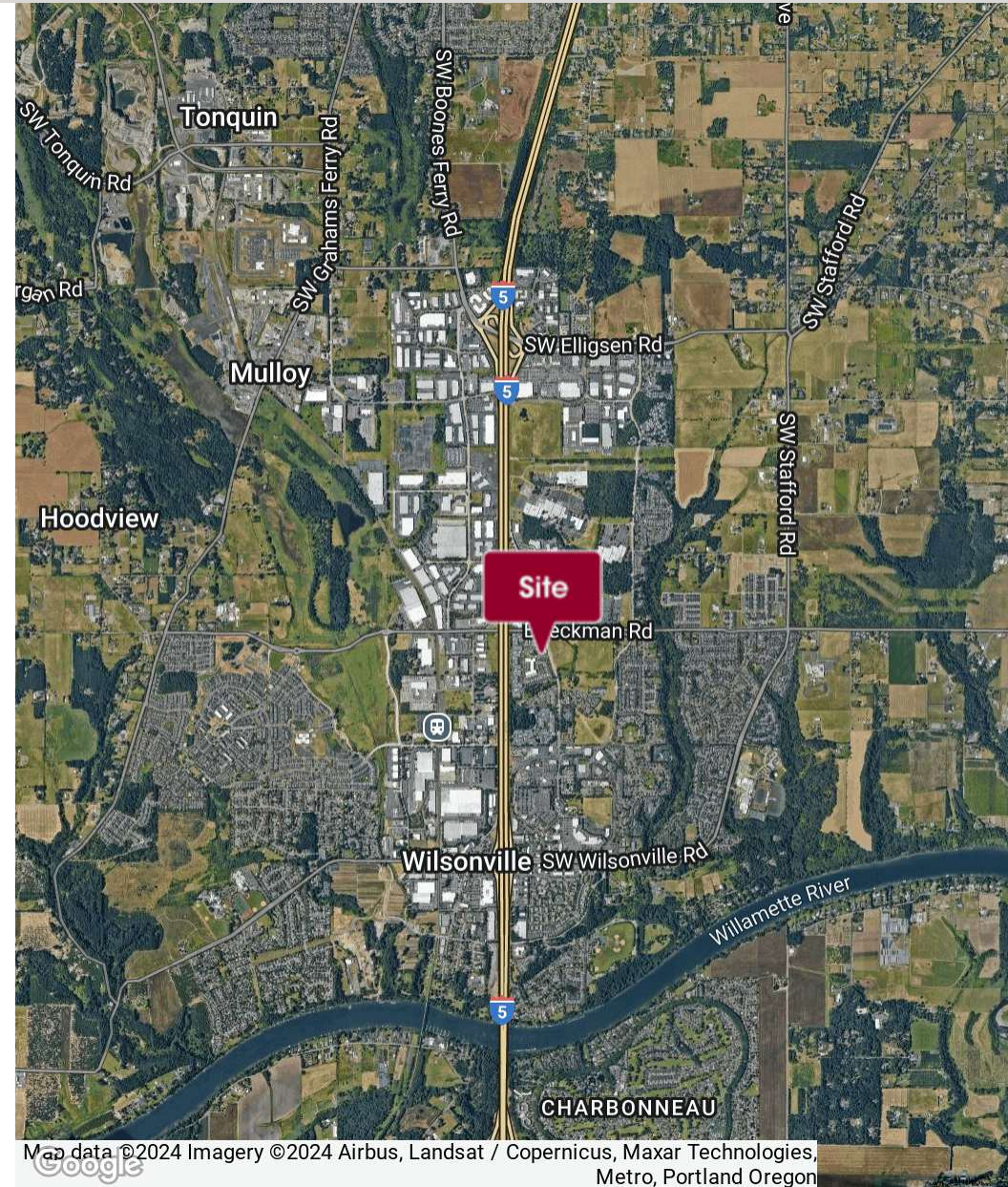
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LOCATION OVERVIEW

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



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