

Development Opportunity

14843 SW OREGON STREET, SHERWOOD, OR 97140



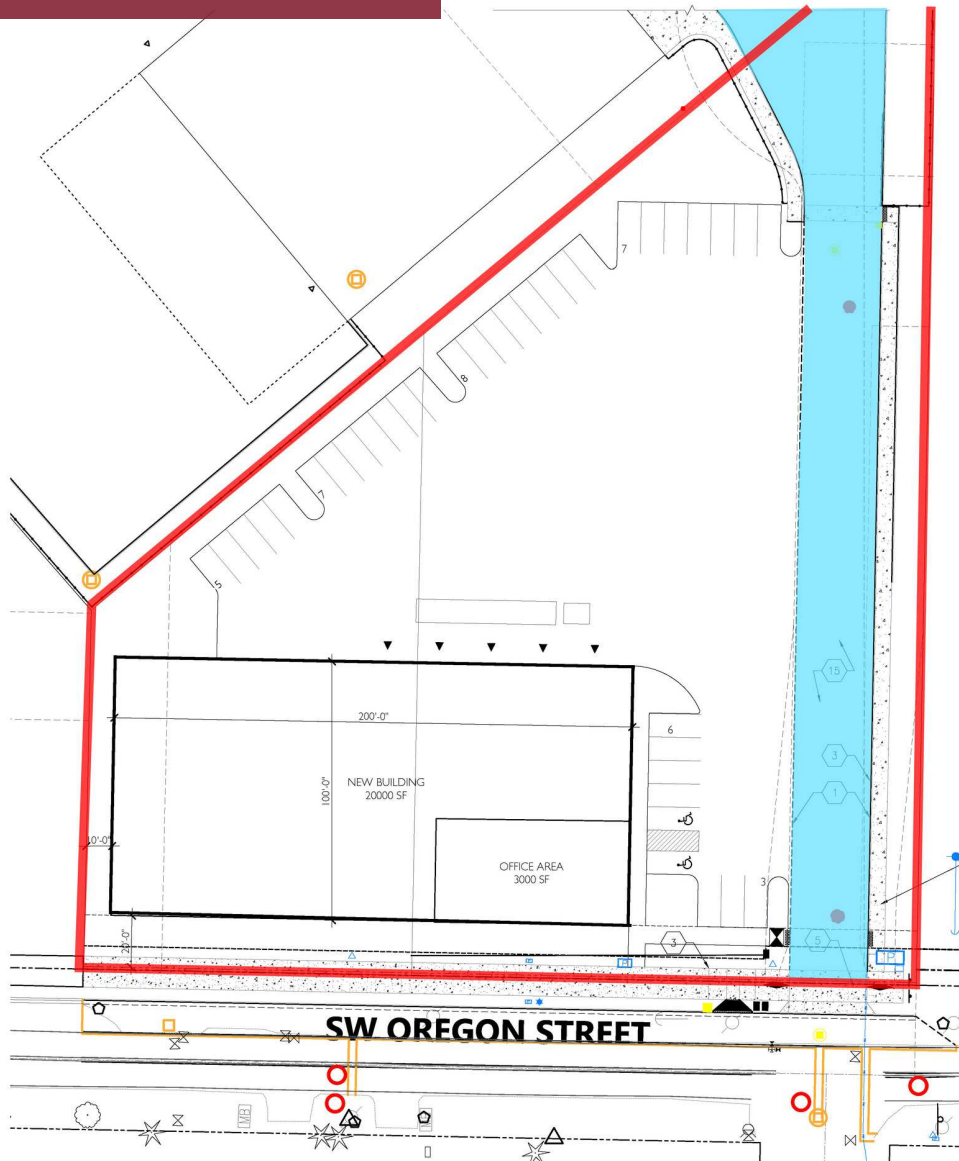
FOR SALE



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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.



PROPERTY DESCRIPTION

Rare 2.06-acre industrial parcel **shovel ready** for development/ construction. The site can accommodate up to a 20,000 SF industrial building providing good staging, parking and/or yard.

PROPERTY HIGHLIGHTS

- Shovel ready in its truest sense.
- No off-site improvements will be required by the city. The site will have public sidewalks, curbs, and street widening all to be taken care of by the seller.
- All utilities tapped to the site include water, sewer, stormwater, and power.
- Copy of existing environmental reports can be provided.

OFFERING SUMMARY

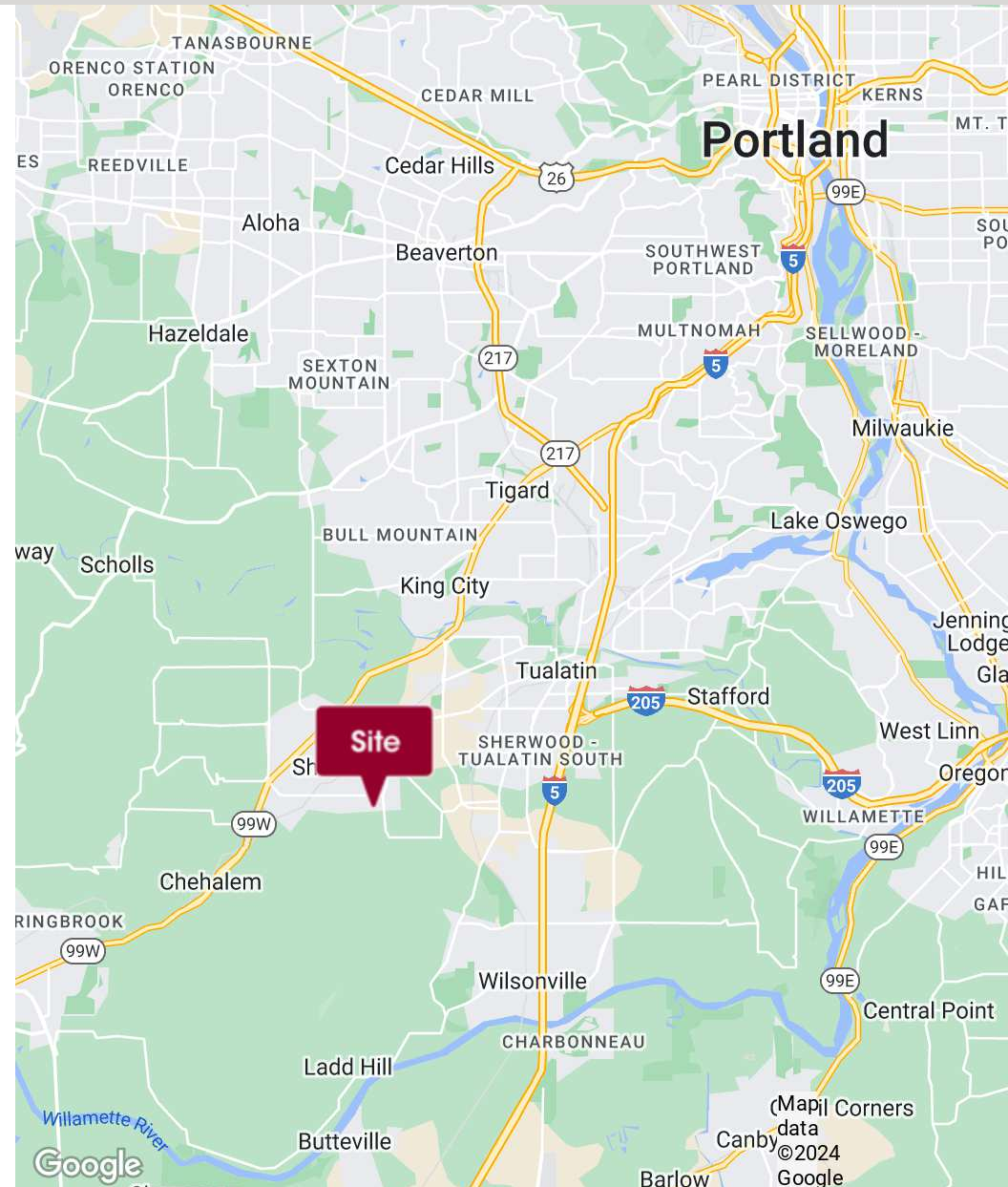
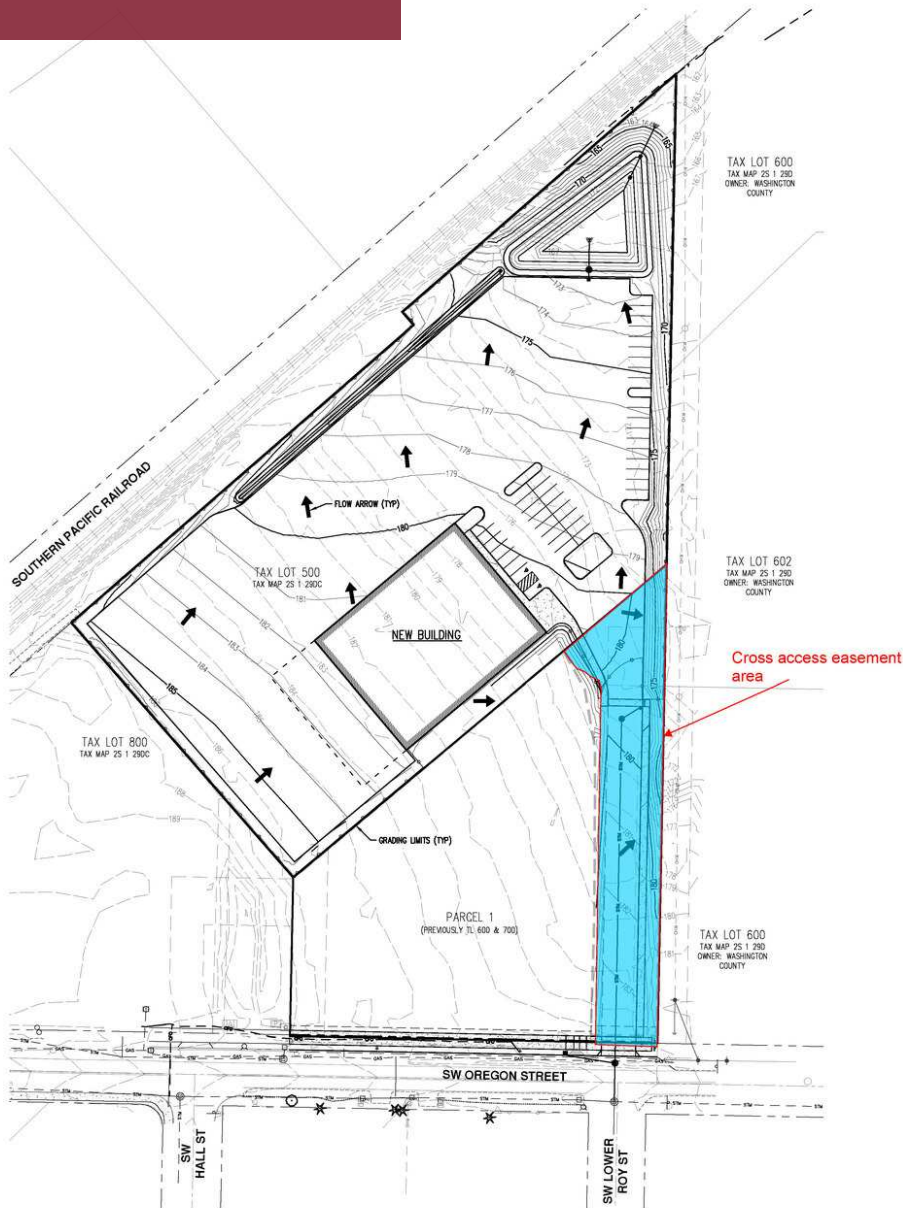
Sale Price:	\$1,350,000 (\$15.04/SF)
Lot Size:	2.06 Acres
Zoning:	Light Industrial - City of Sherwood

ACCESS DRIVE (AREA IN BLUE)

- Seller will fill and compact the soil within the easement area, including base rock (below paving).
- Seller will pay for and install stormwater line and catch basin only, shown within the easement area. Seller also responsible for the sidewalk within the easement.
- Seller will pay for and install all other utilities required to serve the parcel to the north that resides within the easement area.
- Buyer and seller shall split the cost of paving and concrete required within the easement area.*
- *This area is estimated to be 14,000 SF at \$4.50/SF. Buyer's portion estimated to be in the range of \$32,000. Seller will oversee this work.

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