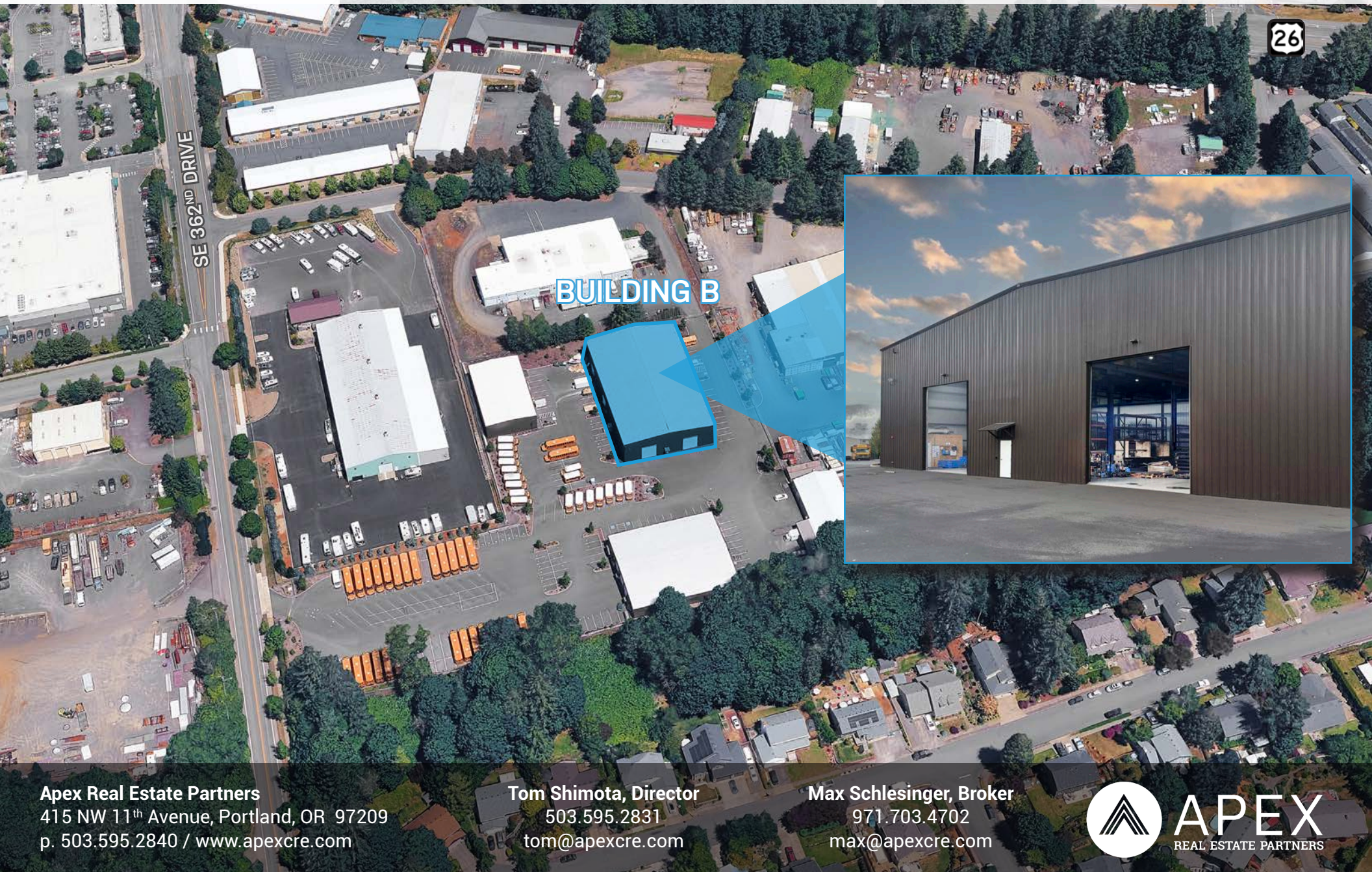


FOR LEASE

INDUSTRIAL  
WORKSPACE  
AVAILABLE

# 36366 INDUSTRIAL WAY

BUILDING B, SANDY, OREGON 97055



BUILDING B



Apex Real Estate Partners  
415 NW 11<sup>th</sup> Avenue, Portland, OR 97209  
p. 503.595.2840 / [www.apexcre.com](http://www.apexcre.com)

Tom Shimota, Director  
503.595.2831  
[tom@apexcre.com](mailto:tom@apexcre.com)

Max Schlesinger, Broker  
971.703.4702  
[max@apexcre.com](mailto:max@apexcre.com)

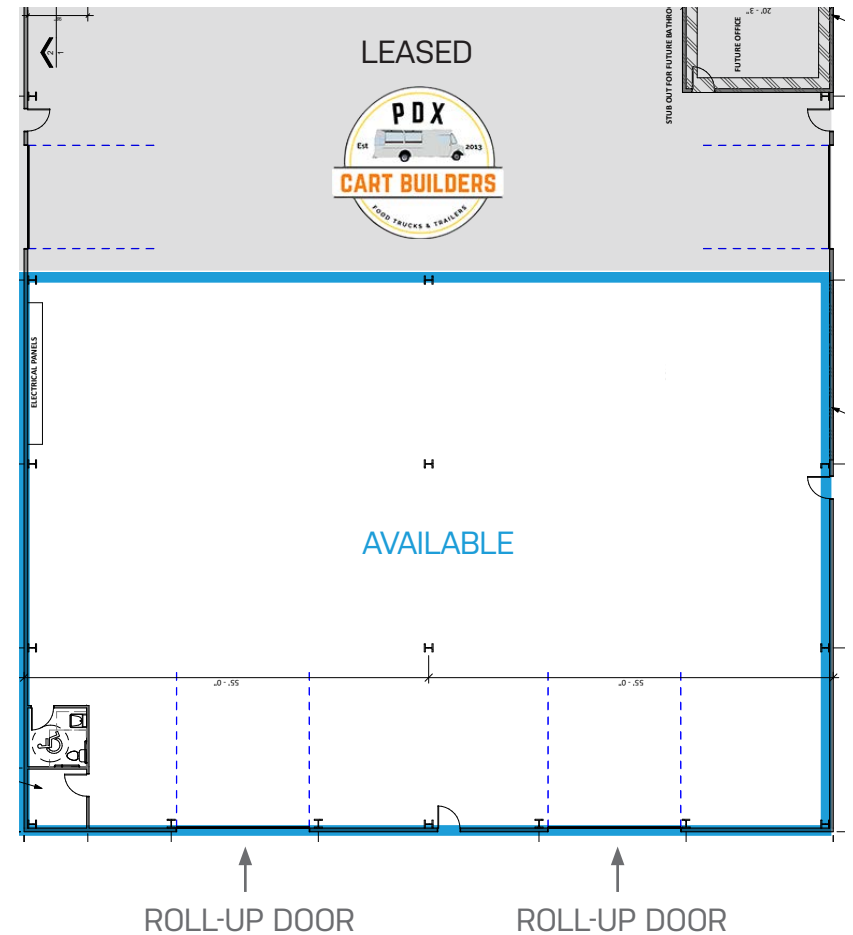


**APEX**  
REAL ESTATE PARTNERS



## BUILDING B

Available:	± 8,250 SF shell (110' x 75')
Rate:	\$0.85/SF NNN
Year Built:	2021
Parking:	± 8 surface stalls
Loading:	2 grade-level doors
Power:	800 amp 3-phase
Restroom:	1 ADA
Clear Height:	24'
Crane:	2 five-ton bridge cranes / 1 jib crane
Zoning:	I-2 (Light Industrial)





# CONVENIENT LOCATION



The City of Sandy is thriving. Serving as the "Gateway to the Mt. Hood" recreation area, Sandy offers countless amenities and services for visitors and residents.



Sandy has been expanding its Urban Growth Boundary and will continue to broaden in order to accommodate projected growth over the next 20 years.

