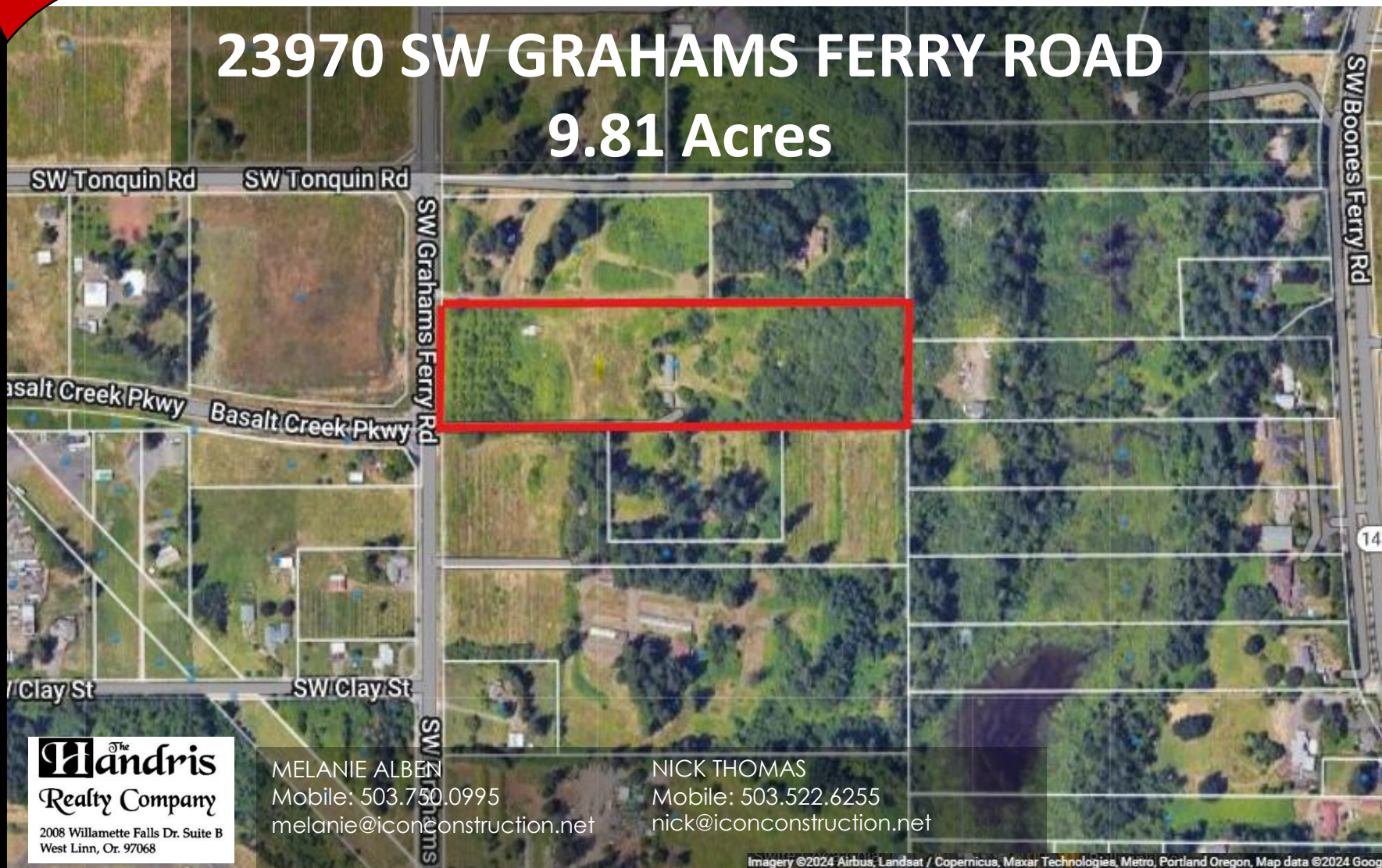


**PRICE  
REDUCED!**

# FOR SALE

**23970 SW GRAHAMS FERRY ROAD**

**9.81 Acres**



**The Handris**  
**Realty Company**

2008 Willamette Falls Dr. Suite B  
West Linn, Or. 97068

MELANIE ALBEN  
Mobile: 503.750.0995  
melanie@iconconstruction.net

NICK THOMAS  
Mobile: 503.522.6255  
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# 23970 SW GRAHAM'S FERRY ROAD

## \$3,695,000

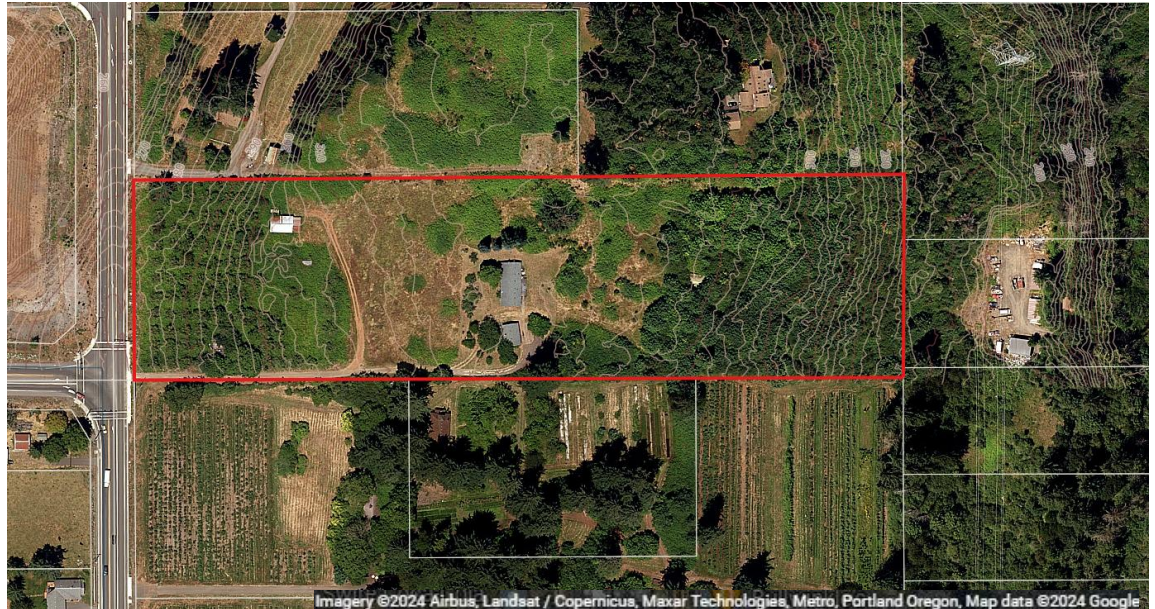
- 9.81 acres -- Fully Usable
- City of Tualatin's Basalt Creek Employment Zone
- Current Washington County FD-20 zoning
- Future City of Tualatin Basalt Creek Employment Zoning (BCE) allows manufacturing

This 9.81 acre property, currently zoned FD-20, is included in the Basalt Creek Employment Zone in the City of Tualatin's Comprehensive Plan. The current Washington County FD-20 zoning allows contractor's establishment.

Once annexed into the City of Tualatin, this property will be zoned BCE, which permits a variety of industrial and manufacturing uses.

### PROPERTY HIGHLIGHTS

- Over 300 feet of SW Grahams Ferry frontage with excellent visibility
- Level to moderate slope
- Fully usable



For More Information, Please Contact:

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Information deemed reliable although not guaranteed and subject to change

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# 23970 SW GRAHAM'S FERRY ROAD

## Conveniently Located

- ½ mile south of the City of Tualatin
- 1 mile north of Wilsonville
- 1.5 miles/ 5 minutes to I-5
- 4 miles/ 8 minutes to I-205

