



FOR LEASE

CLEAR-SPAN WAREHOUSE WITH SECURE PAVED YARD

29125 CASTING STREET, WILSONVILLE, OR 97070

TYLER COLLINS

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

The property is a unique offering with hard to find warehouse and a secure concrete paved yard. The initial office buildout will be approximately 1,652 SF, with the ability to add more if necessary. Tenant's will benefit from close proximity to I-5, secure yard storage with a rare concrete paved yard. Signage opportunities will be available along Casting Street at the front of the building.

PROPERTY HIGHLIGHTS

- Zoning: Planned Development Industrial (PDI)
- Clear span building
- 2 dock platforms, 6 positions and 3 levelers
- 1 ramped up grade level door
- Concrete yard with security fence
- Wet fire sprinkler system

OFFERING SUMMARY

Lease Rate:	Call For Rates
Available SF:	11,270 SF
Building Size:	37,027 SF
Office Area:	250 SF



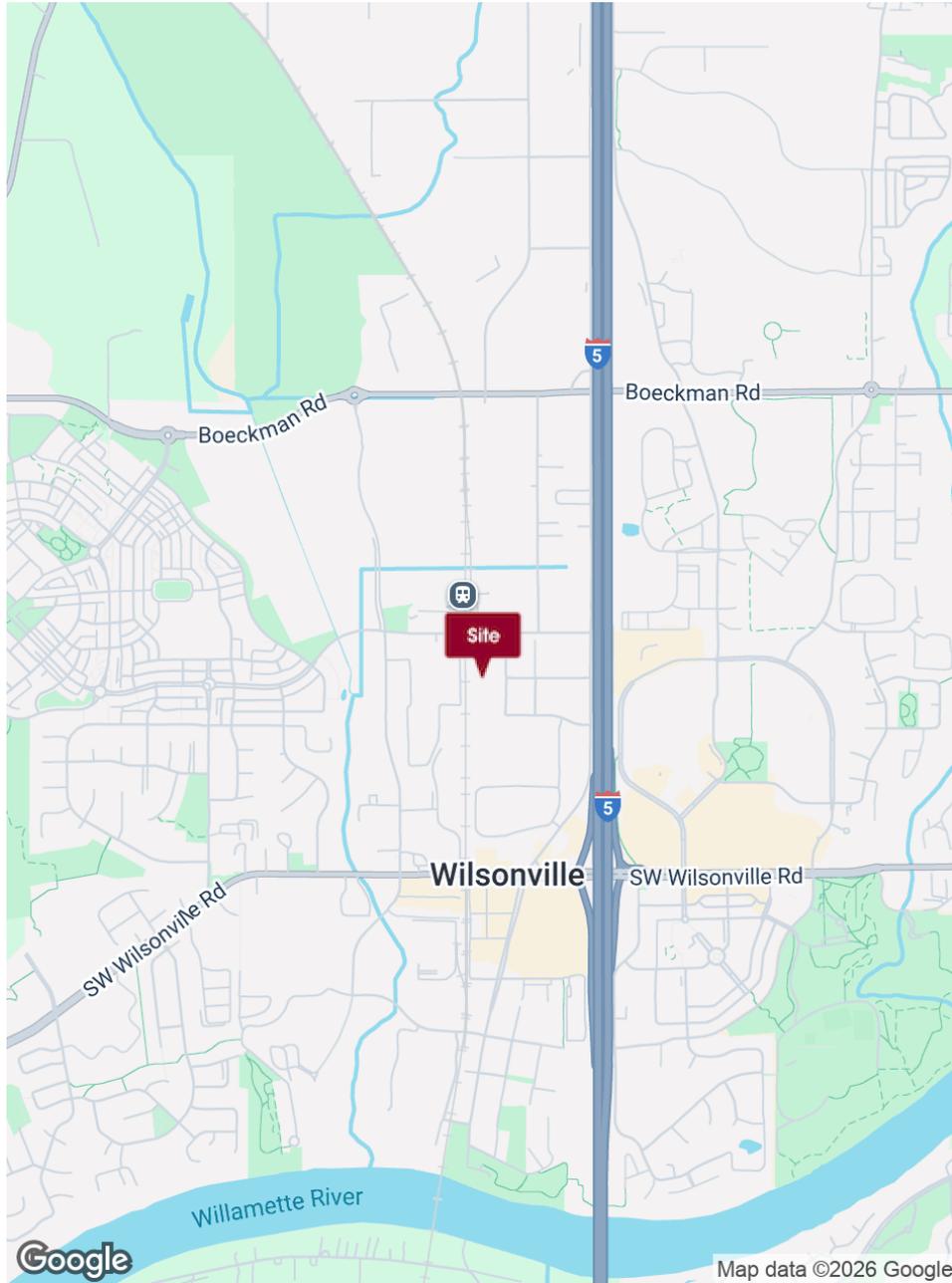
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LOCATION OVERVIEW

Wilsonville, Oregon's industrial area is a significant economic hub located along the I-5 corridor, providing excellent access to transportation networks. Prominent industrial parks support various manufacturing and logistics operations in Wilsonville. The industrial area benefits from the city's investment in infrastructure, making it attractive for business requiring large-scale facilities. Additionally, Wilsonville's strategic location between Portland and Salem enhances its appeal as a business destination, supporting both local and regional economic activities.

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	19	2,000	11,193
Average Age	42	37	39
Average Age (Male)	41	36	37
Average Age (Female)	42	38	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	7	847	4,449
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$153,014	\$106,633	\$123,058
Average House Value	\$835,221	\$642,722	\$678,360

Demographics data derived from AlphaMap

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