

SW PIONEER COURT

Wilsonville, OR 97070



**FOR SALE
& LEASE**

For More Information, Contact:

Stu Peterson, SIOR
503.972.7288
stu@macadamforbes.com
Licensed in OR & WA

Map data ©2022 Imagery ©2022 , Maxar Technologies, Metro, Portland Oregon, State of Oregon, U.S. Geological Survey

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035
MACADAMFORBES.COM | 503.227.2500

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.

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Ready-to-build site available in the heart of Wilsonville's industrial hub. The property is near two freeway exits offering quick access to I-5 and I-205, the Portland Metro area's main transportation corridors.

PROPERTY HIGHLIGHTS

- Great exposure
- I-5 frontage
- Water, Sewer, Power & Gas all available to site
- Zoning: Planned Development Commercial - City of Wilsonville

OFFERING SUMMARY

Sale Price:	\$5,500,000
Lease Rate:	\$25,000.00 per month (Gross)
Lot Size:	4.06 Acres



Stu Peterson, SIOR
 503.972.7288
 stu@macadamforbes.com
 Licensed in OR & WA

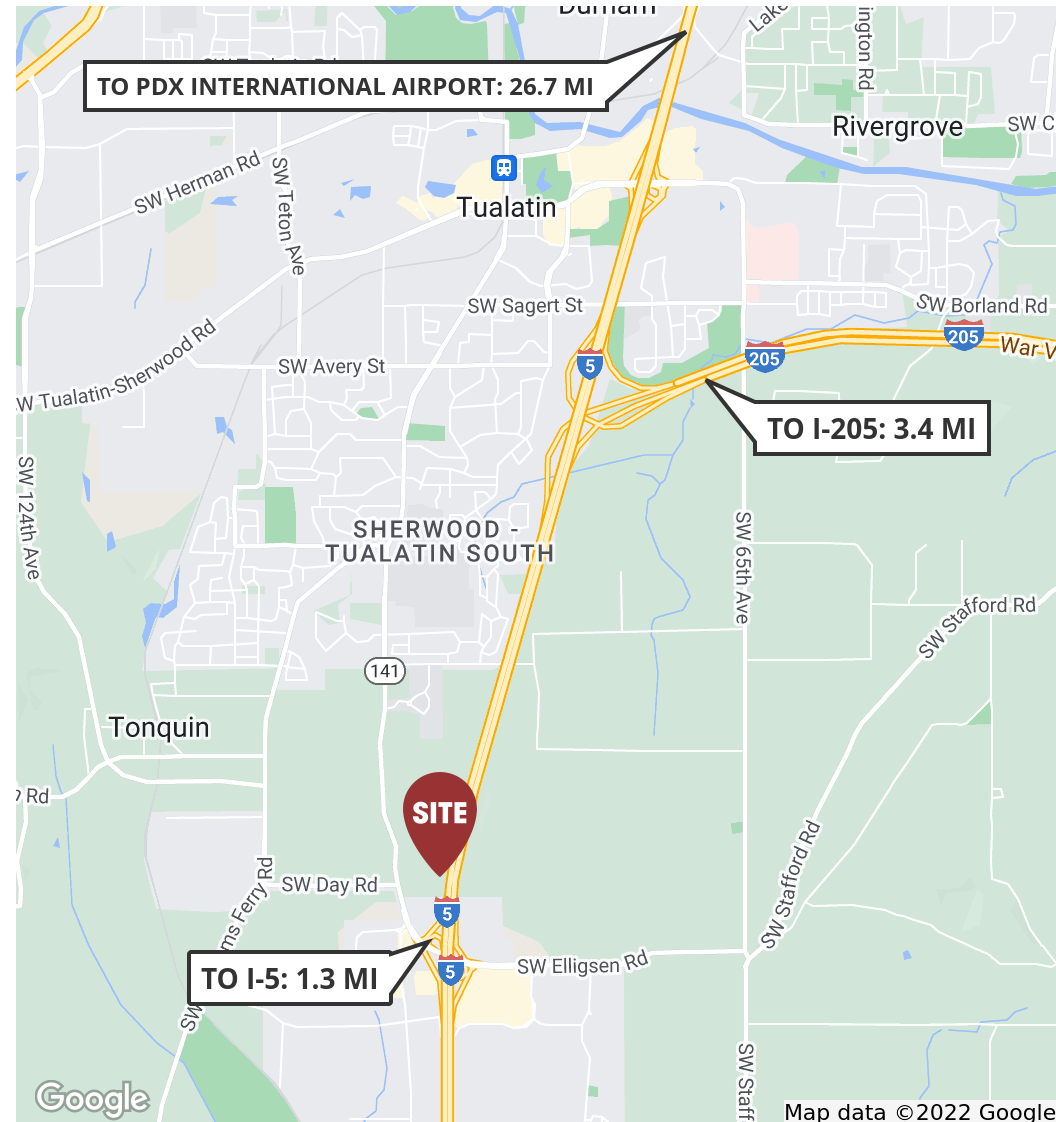
DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total population	2,701	95,888	459,783
Median age	34.3	38.0	39.1
Median age (Male)	34.1	36.7	38.1
Median age (Female)	34.8	40.0	40.1
Total households	774	37,999	184,114
Total persons per HH	3.5	2.5	2.5
Average HH income	\$106,681	\$81,241	\$89,225
Average house value	\$561,090	\$394,230	\$422,730

LOCATION OVERVIEW

Located in between two freeway exits with easy freeway access to I-5.

Wilsonville is one of Portland Metro area's largest industrial/commercial submarkets. It has become a "mature" market with little to no available land for new development. It has exploded in the last two years with businesses fleeing Multnomah County and the City of Portland. Its neighboring cities are the economic engine of Washington County, the fastest-growing county in the state and the second largest in terms of employment. Major employers in the county include Intel, Columbia Sportswear, Nike, and Lam Research.



Stu Peterson, SIOR
 503.972.7288
 stu@macadamforbes.com
 Licensed in OR & WA