

**SALE OR  
LEASE**



**AUTO REPAIR  
USE ALLOWED**

**Sale Price**  
\$3,950,000

**Lease Rate**  
\$1.25 / SF NNN  
\$0.65 ofc (warehouse space)

**Building Size**  
± 60,361 SF (± 1,200 - 3,300 SF Available for Auto Repair Use)

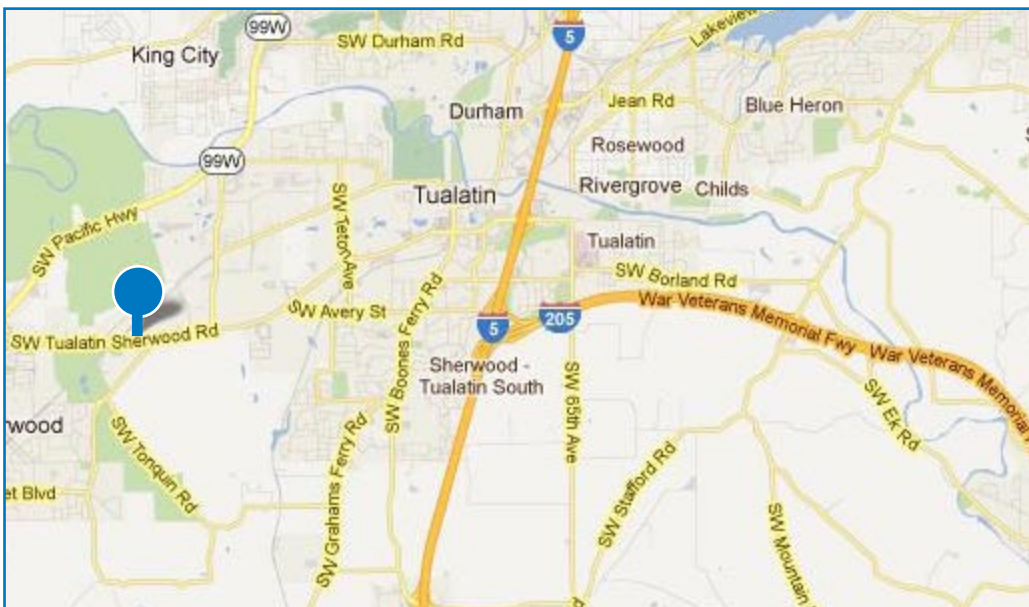
**Land & Zoning**  
± 3.18 acres  
Zoned IG

- Features**
- 4 Grade-Level Doors / 2 Dock Doors
  - 1,200 Amp - 480 Volt, 3-phase power
  - 24' - 26' Clearance
  - Sprinklered
  - Oil/Water Separator



For More Information or to  
Schedule a Property Tour,  
Please Contact:

**Scott Finney**  
503.225.8431  
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# Norris & Stevens Inc.

621 SW Morrison Street  
Suite 800  
Portland, OR 97205  
503.223.3171 - P  
norris-stevens.com

# RETAIL / AUTO REPAIR

13921 SW Tualatin-Sherwood Road | Sherwood, OR 97140

## Building Description

<b>Clearance Height</b>	± 24' - 26'
<b>Security</b>	Fully-fenced loading area with rear yard; additional access via PGE easement
<b>Loading</b>	4 Grade Doors / 2 Dock Doors
<b>Year Built</b>	1996
<b>Power</b>	1,200 amps of 3-phase, 480-volt power
<b>HVAC</b>	Office area only; insulated warehouse
<b>Column Spacing</b>	Approximately 37' x 48' (varies)
<b>Sprinklers</b>	Yes, with skylights
<b>Parking</b>	Approximately 30 vehicles
<b>Clarifier</b>	Existing oil/water separator
<b>Zoning</b>	IG (General Industrial, City of Sherwood)



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*Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.*