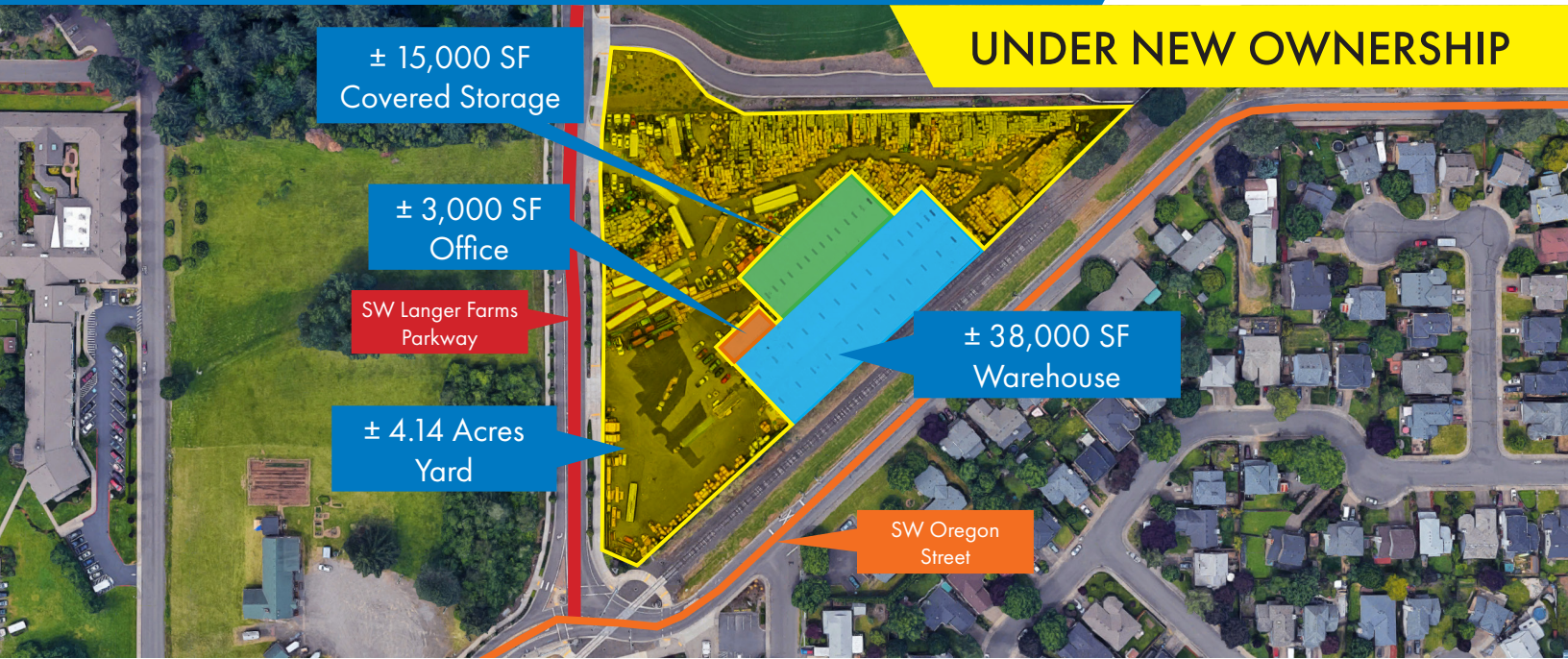


# ONE OF THE LAST SPACES IN SW WITH YARD

15561 SW Oregon St | Sherwood, OR 97140

## FOR LEASE

### UNDER NEW OWNERSHIP



## INDUSTRIAL & OFFICE SPACE FOR LEASE

### DETAILS & FEATURES

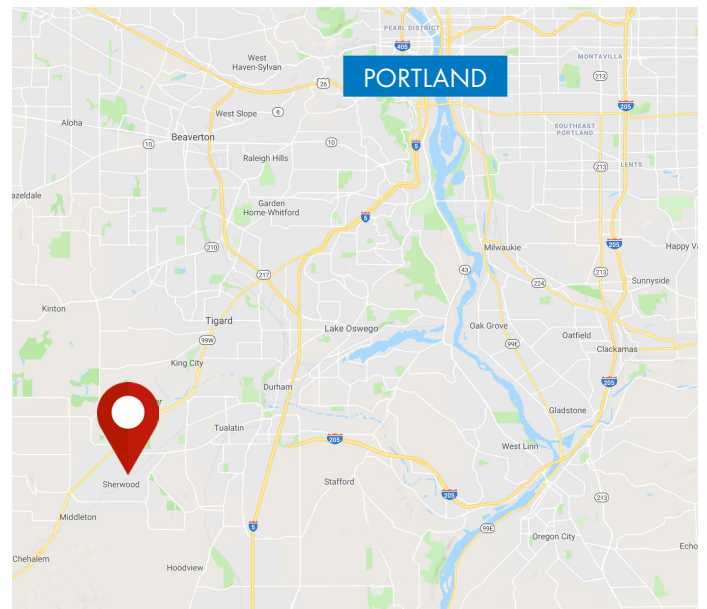
- Building Size:
  - Clear Span Warehouse: ± 38,000 SF
  - Covered Storage: ± 15,000 SF
  - 1st Floor Office: ± 1,500 SF
  - 2nd Floor Office: ± 1,500 SF
  - Total: ± 56,000 SF**
- Fenced & Paved Yard ± 4.14 Acres (± 180,338 SF)

### FEATURES INCLUDE:

- Several access roads
- Easy access to Tualatin-Sherwood Rd & Hwy 99W
- Metal sided building
- 2 grade-level doors
- 1 dock
- Heavy power

### LEASE RATE

- Call for pricing + NNN  
*Triple Nets Estimated at \$0.13 PSF*



04.07.2025

For more information or a property tour, please contact:

**NICK CESSAR**  
503.225.8469  
NickC@norris-stevens.com

**SCOTT FINNEY, SIOR**  
503.225.8431  
ScottF@norris-stevens.com

## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



*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 their own satisfaction.*

900 SW 5th Avenue • 17th Floor • Portland, OR 97204  
503.223.3171 • norris-stevens.com



# ONE OF THE LAST SPACES IN SW WITH YARD

15561 SW Oregon St | Sherwood, OR 97140

# FOR LEASE

## PROPERTY PHOTOS



For more information or a property tour, please contact:

**NICK CESSAR**  
503.225.8469  
NickC@norris-stevens.com

**SCOTT FINNEY, SIOR**  
503.225.8431  
ScottF@norris-stevens.com

## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



*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 their own satisfaction.*

900 SW 5th Avenue • 17th Floor • Portland, OR 97204  
503.223.3171 • norris-stevens.com