



PUBLISHED RESERVE: \$525,000

LAST ASKING: \$811,526

SIZE: 2.76± Acres

ZONING: LI – Light Industrial

PROPERTY INSPECTION: At Any Time

None – All Cash

DESCRIPTION: This 2.76± acre industrial site is located in Sherwood, which is within the I-5 South submarket, and at 4% has one of the lowest vacancy rates in the Portland Metropolitan area. Within Sherwood, the vacancy rate has been estimated at 6%. The bulk of new construction has been in Tualatin, or along Sherwood-Tualatin Road, north of the property. Sherwood-Tualatin Road provides access to both I-5 and Highway 99.

The property, located at 15104 SW Oregon Street, was used as a site for both a leather tanning operation and a battery manufacturing facility. The prior owner undertook clean-up, and obtained in 2008 a No-Further-Action determination from the DEQ (Oregon Department of Environmental Quality) as part of a prospective purchase agreement. An easement and Equitable Servitude outlining terms of the NFA with DEQ will be part of the transfer. Copies of the documents and additional reports are contained in the Supplemental Information Package. The terms of the Auction provide a 60-day contingency period for purchaser to review all environmental documents.

The LI zoning will allow a wide range of uses, including business and professional office.

The irregular-shape site has frontage along SW Oregon Street, and a paved area is currently leased for parking at a monthly rate of \$500 which serves employees of a nearby plant.

All utilities serve the site, including natural gas.

LOCATION: 15104 S.W. Oregon Street, Tax Lot 1100

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, MAY 15, 2013



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.