

# FOR SALE OR LEASE:

## HIGH QUALITY MANUFACTURING WAREHOUSE

59,000 TOTAL SF 23,000 SF OFFICE & 13,000 SF HI CUBE

17230 NE SACRAMENTO ST.  
GRESHAM, OREGON 97230



### Property Features:

- > Built in 1995: 4.36 Acres 1 Acre Ready to develop for Expansion, Parking or Fenced yard area.
- > Zoned GI (General Industrial).
- > +/-36,000 SF Manufacturing/ Distribution
- +/-13,000 SF high cube
- +/-23,000 SF production area
- > +/-23,000 SF office on two floors
- Mezzanine above production area
- Conference rooms and executive office on first and second floors
- > 26' clear height -
- > 3 Dock –high loading doors with seals - 1 grade door
- > 130' truck staging area
- > Easy access to I-84 and I-205
- > Heavy Power: 208/120 Volts, 3 Phase, 4 Wire 60 Hz 2,500 Amps
- > Off street parking



### FOR MORE INFORMATION PLEASE CONTACT:

#### John Gibson

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Commercial Brokerage  
KW Commercial  
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### PRICE:

- > For Sale \$4,250,000.00
- > For Lease \$0.36/ SF Shell  
\$0.70/ SF Office

### Location

- > Gresham Oregon  
[www.greshamoregon.gov](http://www.greshamoregon.gov)
- > Columbia Corridor  
[www.columbiacorridor.org](http://www.columbiacorridor.org)



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\* As an occupant or buyer you must certify that the building zoning, occupancy and use conforms with your requirement. This document has been prepared by KW Commercial for advertising only. KW Commercial makes no guarantees, representations or warranties of any kind. Any interested party should undertake their own inquiries as to the accuracy of the information. KW Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Consult an attorney