

For Lease

Industrial Facility with Secured Yard

10830 SW Clutter Road • Sherwood, Oregon



GRUBB & ELLIS
From Insight to Results



- 14,480 SF shell on approximately 2 acres
- 13,440 SF clear span warehouse (168' x 80')
- 1,040 SF office space (40' x 26')
- Graveled and fenced yard
- Air lines throughout warehouse
- 4 oversized grade doors (16' x 16')
- Heavy power:
 - 800 amps of 480/277 volts 3-phase
 - 300 kVA transformer with 800 amps 208/120 volts 3-phase

- (1) 1/2 ton jib crane and (1) 1/4 ton jib crane
- 22' clear height at center (20' at eaves)
- Zoning: FD20 Future Development-20 acres district

LEASE RATE: \$7,500/MONTH - MODIFIED GROSS

To learn more, please contact:

Mark Hush

503.972.5517

mark.hush@grubb-ellis.com

Patrick Ulch

503.972.5545

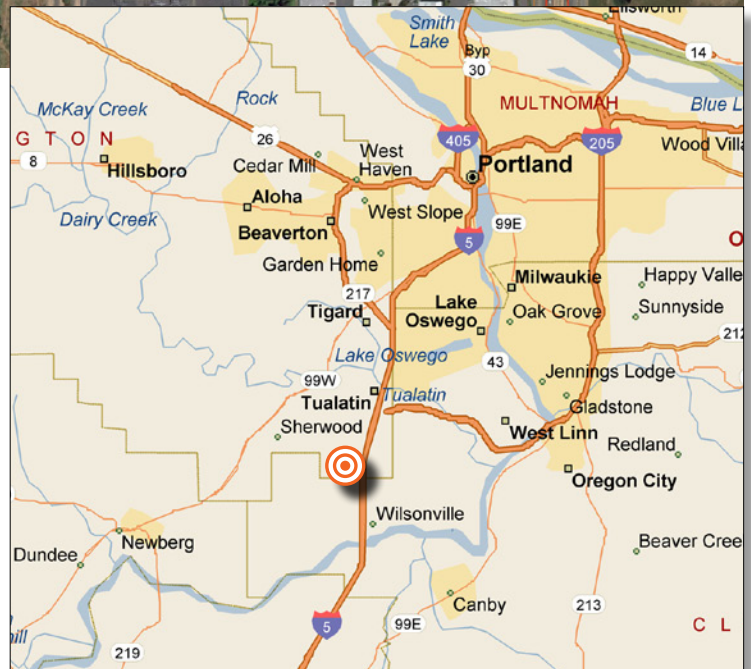
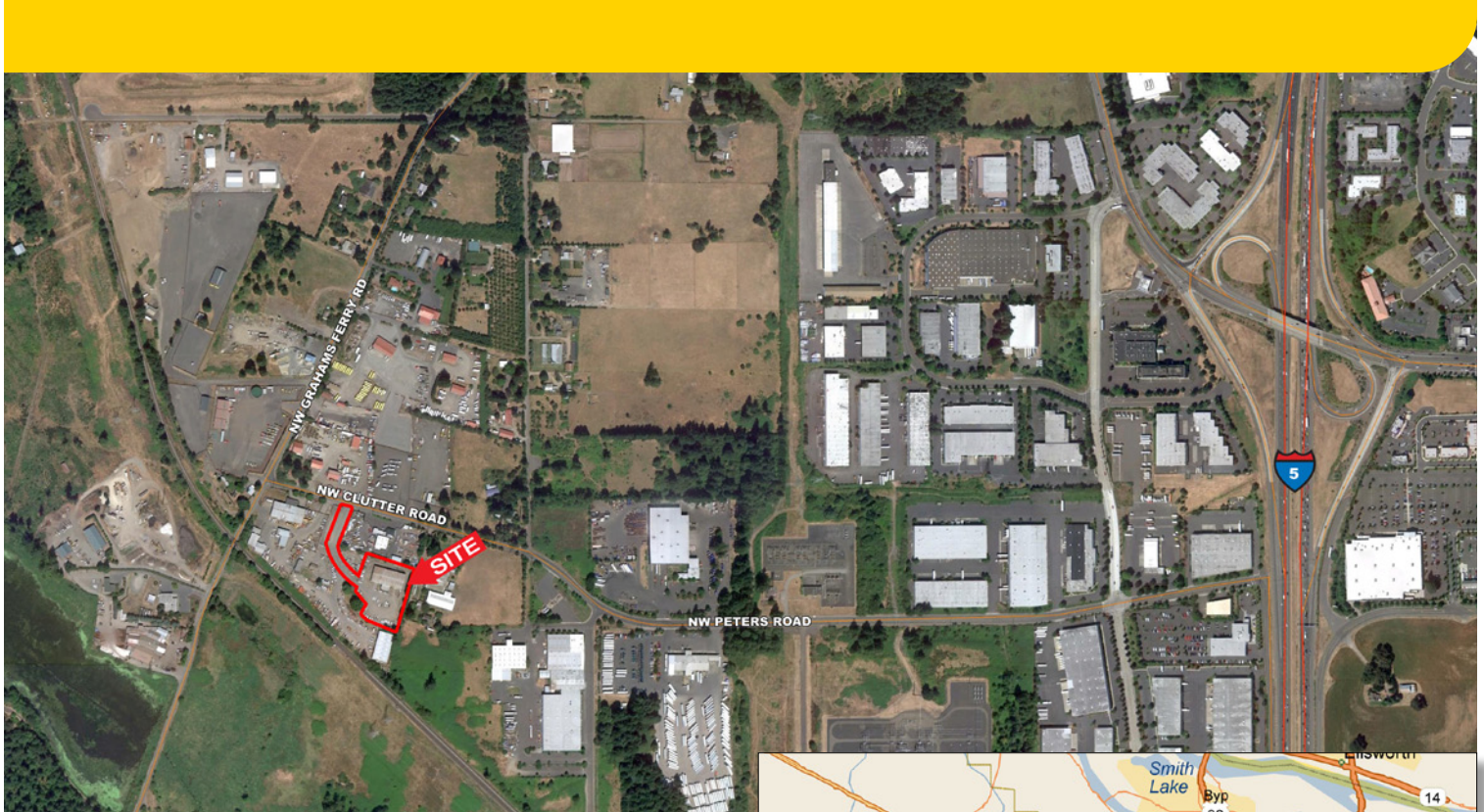
patrick.ulch@grubb-ellis.com

For Lease Industrial Facility with Secured Yard

10830 SW Clutter Road • Sherwood, Oregon



GRUBB & ELLIS
From Insight to Results



To learn more, please contact:

Mark Hush
503.972.5517
mark.hush@grubb-ellis.com

Patrick Ulch
503.972.5545
patrick.ulch@grubb-ellis.com

The information contained herein was obtained from sources believed reliable; however, Grubb & Ellis Company makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



GRUBB & ELLIS
From Insight to Results