



PUBLISHED RESERVE: \$525,000

LAST ASKING: No Prior Sale

SIZE: 2.76± Acres

ZONING: LI – Light Industrial

PROPERTY INSPECTION: At Any Time

FINANCING: Subject to Seller's approval of Purchaser's Credit: a 30% down payment, with the balance secured by a First Deed of Trust, amortized over 20 years at 6% interest, calling for monthly payments of principal and interest, all due and payable at end of three years.

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 that serves employees of a nearby plant is currently leased for parking at a monthly rate of \$500.

All utilities serve the site, including natural gas.

LOCATION: 15104 SW Oregon Street - Sherwood, Oregon, Tax Lot 1100.

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 20, 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.