

BROKER BONUS AVAILABLE
FOR QUALIFIED DEALS
— Call For Details —

9685

9325

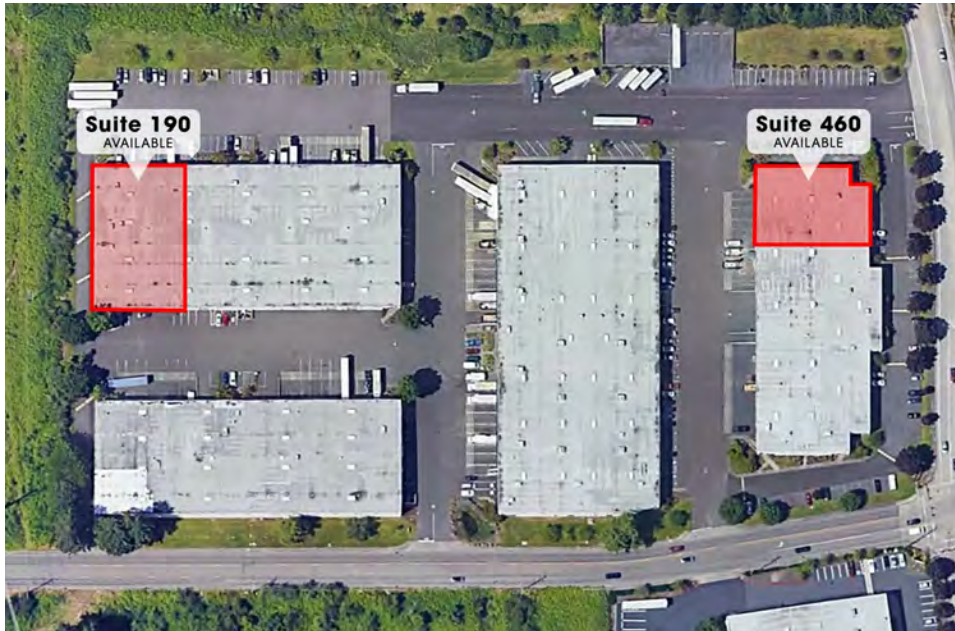
FOR LEASE

STAFFORD DISTRIBUTION CENTER

9325 & 9685 SW RIDDER ROAD, WILSONVILLE, OR 97070

STU PETERSON, SIOR
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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Stafford Distribution Center is a 4-building warehouse/distribution project. The Park is located at the North Wilsonville exit of I-5 offering outstanding access to I-5 and I-205.

PROPERTY HIGHLIGHTS

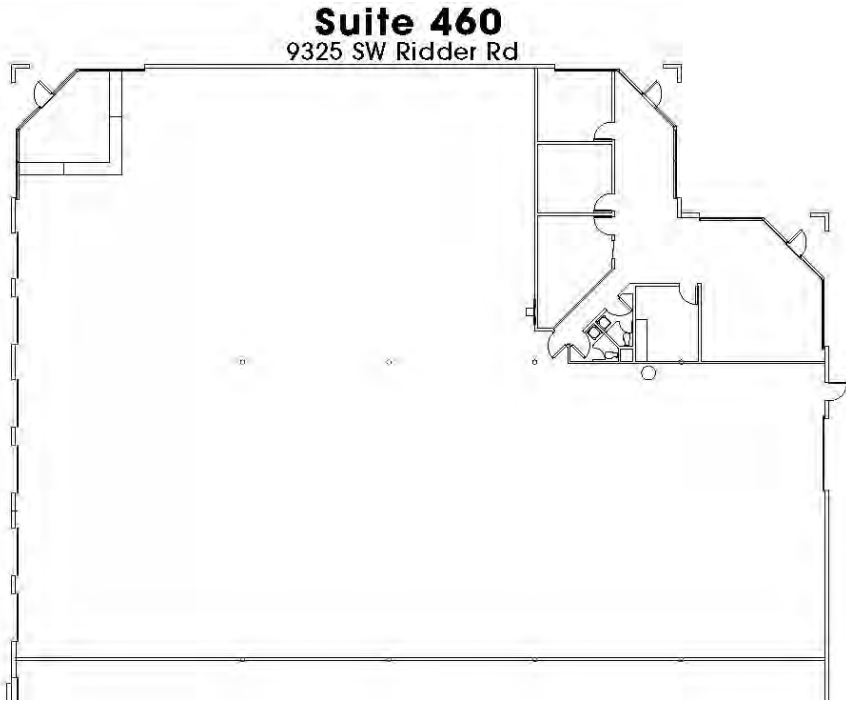
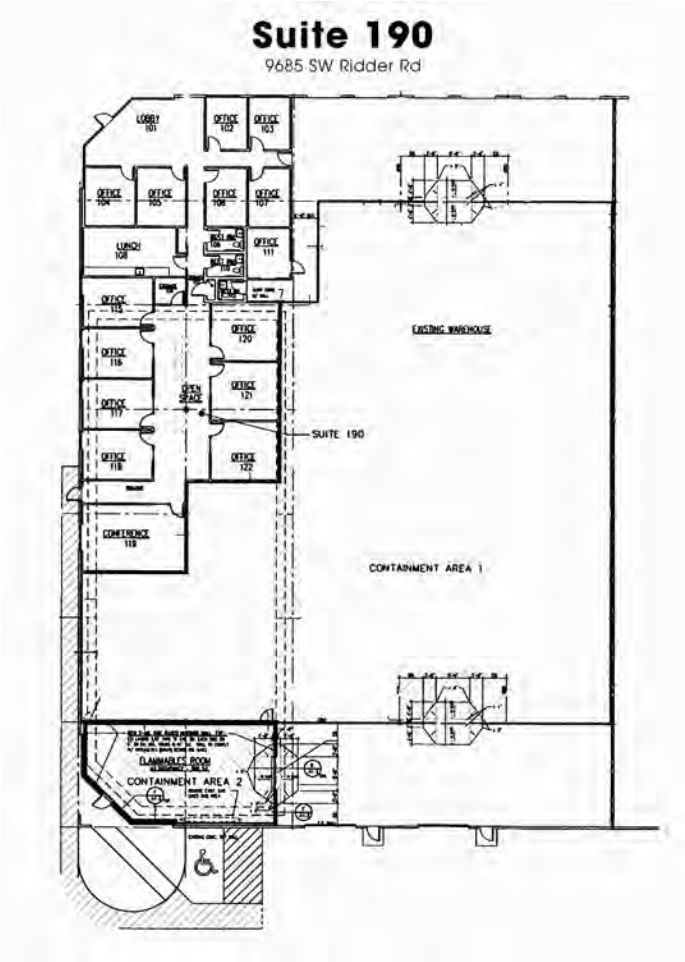
- New roofs on the entire industrial park
- Sprinkler: Wet system
- Parking Ratio: 0.9/1000

SPACES	LEASE RATE	SPACE SIZE	OFFICE SIZE
Suite 190	Contact Broker	21,573 SF	4,789 SF
Suite 460	Contact Broker	13,169 SF	1,825 SF

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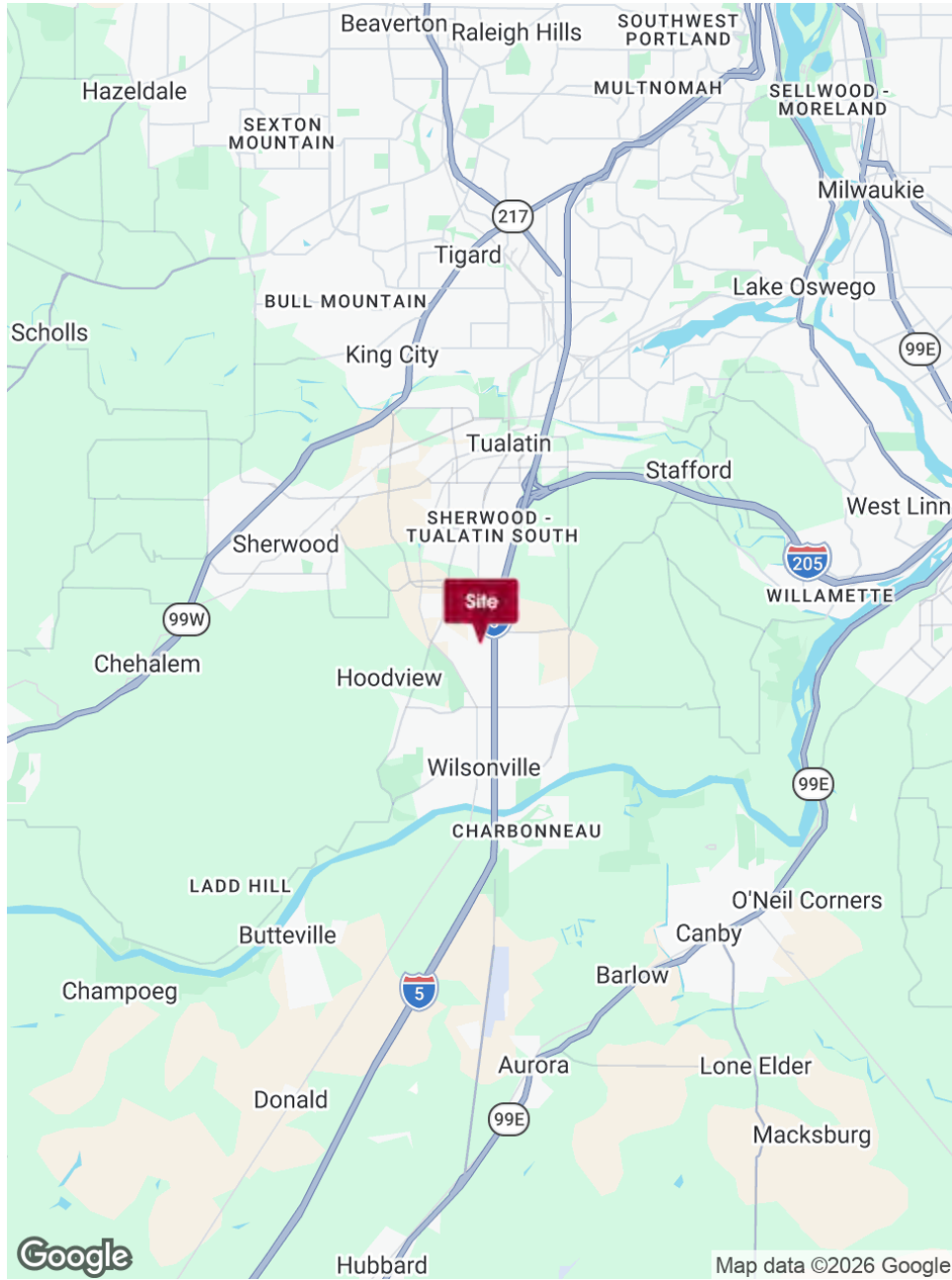




AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 190	21,573 SF	NNN	Contact Broker	The space features six dock doors, one 12' x 12' street-level door, 24' clear height, and 4,789 SF of office space, which can be reduced.
■ Suite 460	13,169 SF	NNN	Contact Broker	Space includes six dock doors, one 12' x 14' street-level door, 20' clear height, and +/- 1,825 SF of office.

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