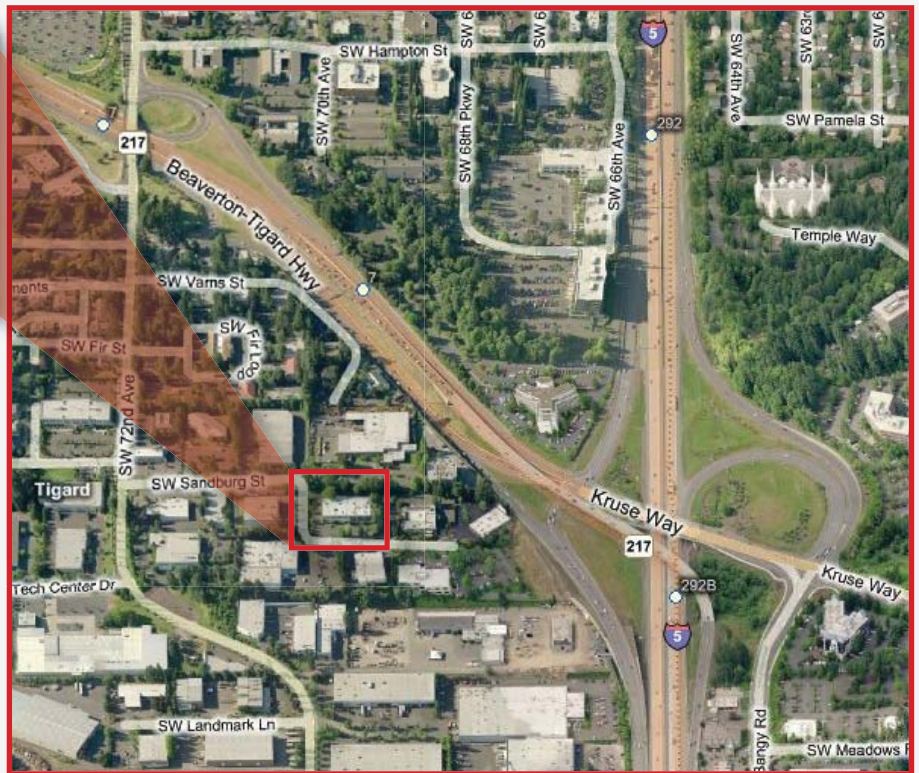


For Sale
FLEX

Sandburg Building

6955 SW Sandburg Road, Tigard, Oregon 97223



100% LOCATION!
Easy access
to Hwy 217
and I-5

SALE PRICE:
\$2,825,000

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

For more information contact:

BRAD CARNESE

503 279 1750

brad.carnese@cushwake.com



200 SW Market, Suite 200, Portland, OR 97201
503-279-1700

For Sale
FLEX

Sandburg Building

6955 SW Sandburg Road, Tigard, Oregon 97223



SIZE:

23,635 Total SF

10,036 SF Warehouse

13,599 SF Two-Story Office

15,750 SF Bldg Footprint

LAND:

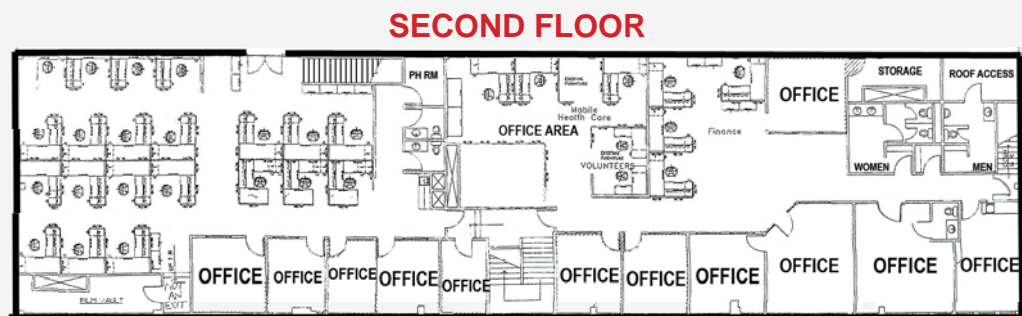
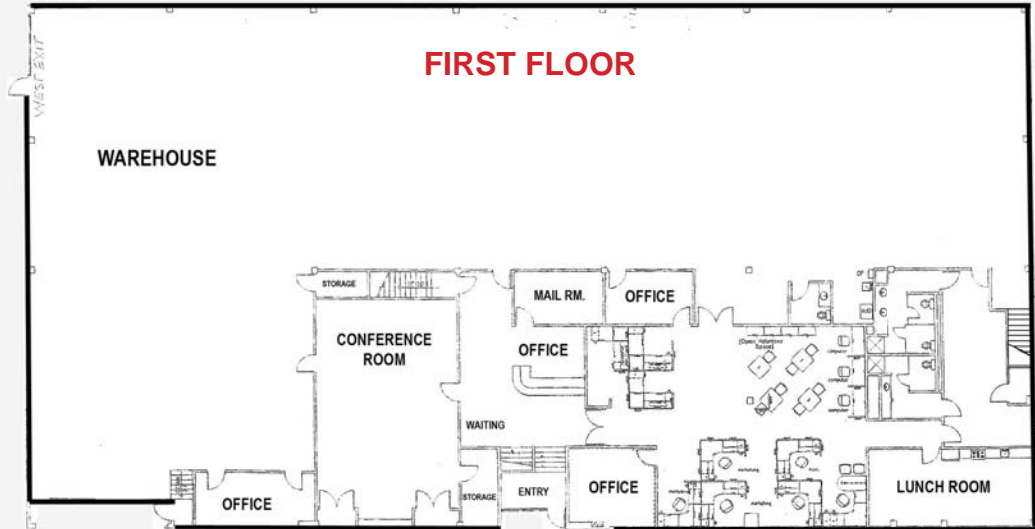
1.35 Acres

ZONING:

IP - Industrial Park District
(City of Tigard)

SITE AMENITIES

- ◆ Full HVAC service
- ◆ 53 parking spaces
- ◆ Fire sprinkler system
- ◆ 22' clear height
- ◆ Three-phase service
- ◆ One (1) dock-high,
One (1) grade door
- ◆ Building can be 100% Improved Office



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