

INTERSTATE 5 FRONTAGE



FOR SALE

FREESTANDING SHOWROOM/OFFICE/FLEX BUILDING

26875 SW BOONES FERRY RD, WILSONVILLE, OR 97070

BUILDING SIZE
32,375 SF

TODD COLLINS
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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Signature Camping World facility located along Interstate 5 with direct freeway visibility and exposure. The property features office, showroom, and service bay improvements, offering significant value for an owner-user. Constructed in 1989, the building is a steel-frame structure.

PROPERTY HIGHLIGHTS

- Ideal for Owner/User.
- Leased through 9/30/2027, tenant has expressed an interest in an early lease termination.
- Large showroom/office.
- Six service bays
- Radiant heating in shop bays.
- Loading: (1) Dock level, 9 grade level doors (14'x14'), including 3 drive-thru bays
- Clear Height: 18'
- Approximately 2.5 acres of surplus parking/yard.
- Zoning: Planned Development Industrial (PDI).
- Highway signage visible to both north and south bound Interstate 5 traffic.

OFFERING SUMMARY

*Sale Price:	\$11,000,000
Lot Size:	4.65 Acres
Building Size:	32,375 SF
Shop/Storage:	16,300 SF
Office/Showroom:	18,053 SF
NOI Through 9/30/2027:	\$505,284
Cap Rate at Existing NOI:	4.59%

COMMENT

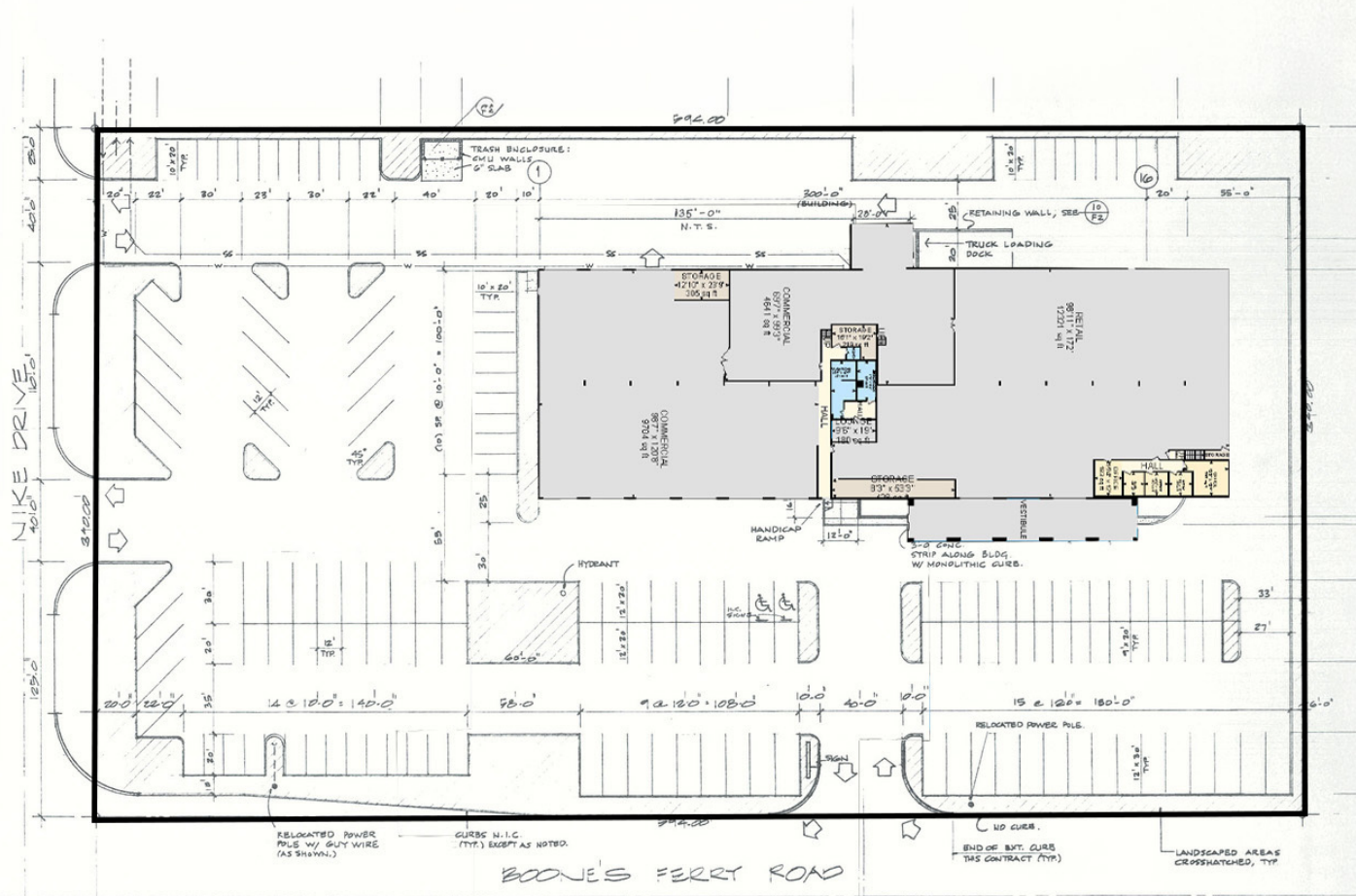
* Based in \$250/SF on building and \$25/SF on surplus land.

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SITE PLAN

GENERAL NOTES:
 Design Live Loads: Roof Total Load....35 psf (25+5+5)
 Floor Total Load....90 psf (50+20+20)
 Storage Total Load...140 psf (125 + 15)
 Wind Load.....80 mph Exposure C.
 Building Code: Total Building Area36,371 sq-ft.
 Retail Area17,267 sq-ft. (B-2)
 Install. Area.....17,084 sq-ft. (B-4)



DENNIS D. LAUCK
ARCHITECT

DATE	4/11/09	REVISION	N.C. DECKS, LANDSCAPED 12' WIDE DOCK SLAB, TRASH ENCL.
DATE		REVISION	

SABRE CONSTRUCTION
GENERAL CONTRACTORS
BUTLER METAL BUILDINGS
6712 N. CUTLER CIRCLE, P.O. BOX 4587 PORTLAND, OR 97208

EAS:

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LOCATION OVERVIEW

Property is located on SW Boones Ferry Road with freeway access off Elligson and Wilsonville road exits and direct, high exposure to Interstate-5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,506	14,021	32,482
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$93,679	\$113,910	\$113,795
Average House Value	\$463,879	\$469,121	\$466,028
Daytime Demographics 16+		34,349	79,353
Some College or Higher		78.7%	79.0%

LOCATION	DISTANCE	TIME	DIRECT TRAFFIC VOLUME
Interstate 5	2.0 mi	5 min	131,559
Interstate 205	3.9 mi	7 min	N/A

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