



FOR LEASE

# 14633 OTTAWAY ROAD NE

AURORA, OR 97002

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## PROPERTY DESCRIPTION

The property offers 42,740 SF of usable area available for lease, including a 39,740 SF building shell and 6,000 SF of finished office space (3,000 SF per floor). The building features steel-frame construction and is well-suited for a wide range of industrial uses, including warehousing, distribution, light manufacturing, and contractor operations. The facility is in excellent condition with heavy power, and the two-story office component provides ample administrative and support space for any tenant.

Located in Marion County, tenants benefit from a significantly more favorable tax environment compared to the Tri-County area (Multnomah, Washington, and Clackamas Counties), resulting in lower overall occupancy costs without sacrificing access to the greater Portland market.

## PROPERTY HIGHLIGHTS

- 42,740 GSF
- Loading: 3 Dock High Doors & 3 Oversized Grade Level Doors
- Clear Height: 23' - 30'
- Power: 3-Phase, 3200 amps
- Sprinklers: Fully Sprinkled
- Zoning: Industrial, City of Aurora
- 2 Showers and 4 Restrooms

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$33,818 per month (\$0.70/\$1.00)
<b>Rentable SF:</b>	42,740 SF
<b>Shell Size:</b>	39,740 SF
<b>Office Size:</b>	6,000 SF
<b>1st Floor:</b>	3,000 SF
<b>2nd Floor:</b>	3,000 SF

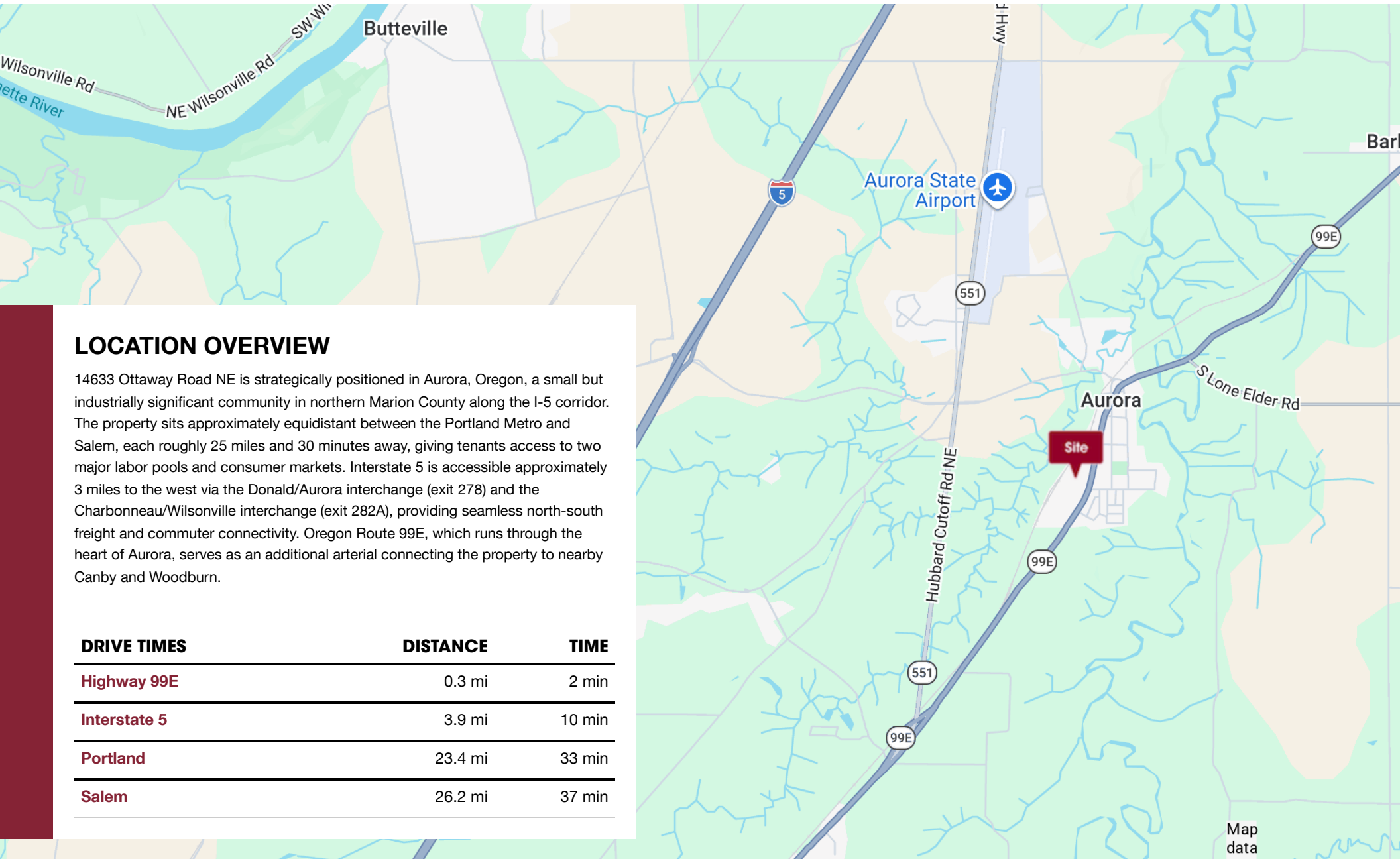


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## LOCATION OVERVIEW

14633 Ottaway Road NE is strategically positioned in Aurora, Oregon, a small but industrially significant community in northern Marion County along the I-5 corridor. The property sits approximately equidistant between the Portland Metro and Salem, each roughly 25 miles and 30 minutes away, giving tenants access to two major labor pools and consumer markets. Interstate 5 is accessible approximately 3 miles to the west via the Donald/Aurora interchange (exit 278) and the Charbonneau/Wilsonville interchange (exit 282A), providing seamless north-south freight and commuter connectivity. Oregon Route 99E, which runs through the heart of Aurora, serves as an additional arterial connecting the property to nearby Canby and Woodburn.

DRIVE TIMES	DISTANCE	TIME
Highway 99E	0.3 mi	2 min
Interstate 5	3.9 mi	10 min
Portland	23.4 mi	33 min
Salem	26.2 mi	37 min

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