

# OUTSTANDING LOCATION W/YARD SPACE

38415 Proctor Blvd | Sandy, OR 97055

## FOR SUBLEASE



## WAREHOUSE W/SHOWROOM AND YARD

### DETAILS

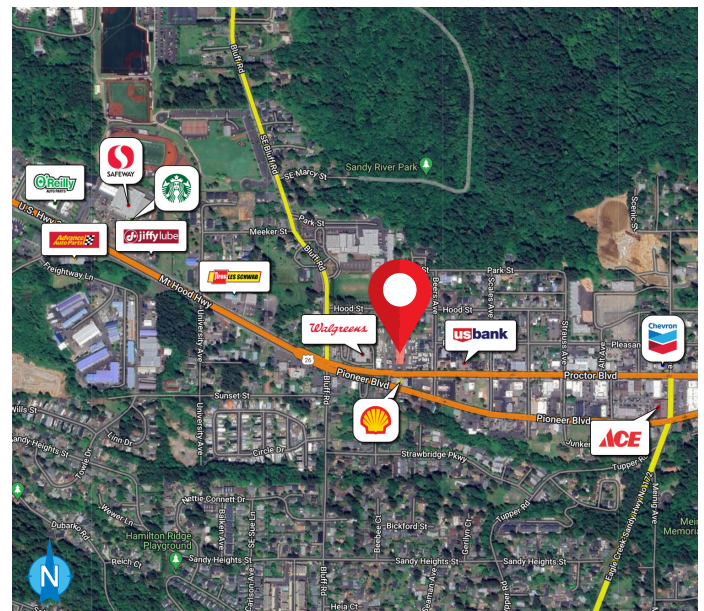
- Building size:
  - Warehouse: ± 10,000 SF
  - Showroom: ± 2,000 SF
  - Total: ± 12,000 SF
- Fenced & paved yard: ± 1.23 AC (± 53,578 SF)

### FEATURES

- Great exposure with 21.38K vehicles per day
- Huge showroom with private offices
- 12 drive thru grade level doors
- Excellent opportunity for auto, boat, or trailer sales

### LEASE RATE

- \$18,500/month + NNN
  - Remaining term on sublease 1/1/31
- Triple Nets estimated at \$0.20 PSF



For more information or a property tour, please contact:

**SCOTT FINNEY, SIOR**

503.225.8431

ScottF@norris-stevens.com

**MALLORIE GOODY**

503.416.8409

MallorieG@norris-stevens.com

**NICK CHESAR**

503.225.8469

NickC@norris-stevens.com

**ELISSA VANARSDALL**

503.225.8439

ElissaV@norris-stevens.com

09.16.2024

# Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

900 SW 5th Avenue • 17th Floor • Portland, OR 97204  
503.223.3171 • norris-stevens.com

# OUTSTANDING LOCATION W/YARD SPACE FOR SUBLEASE

38415 Proctor Blvd | Sandy, OR 97055

## PROPERTY PHOTOS



**SCOTT FINNEY, SIOR**

503.225.8431

ScottF@norris-stevens.com

**MALLORIE GOODY**

503.416.8409

MallorieG@norris-stevens.com

**NICK CESSAR**

503.225.8469

NickC@norris-stevens.com

**ELISSA VANARSDALL**

503.225.8439

ElissaV@norris-stevens.com

09.16.2024

## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

900 SW 5th Avenue • 17th Floor • Portland, OR 97204  
503.223.3171 • [norris-stevens.com](http://norris-stevens.com)