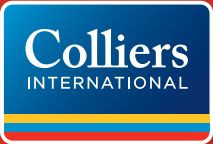


FOR SALE > TIGARD

# Industrial/Commercial Land

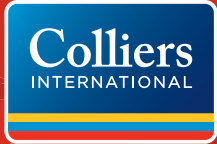
16255 SW UPPER BOONES FERRY ROAD TIGARD, OR 97210



FOR SALE > TIGARD

# Industrial/Commercial Land

16255 SW UPPER BOONES FERRY ROAD TIGARD, OR 97210



## IP - INDUSTRIAL PARK ZONING

This zoning designation allows for a variety of uses intended to support the surrounding businesses and community.

Some permitted uses include:

- Lodging
- Office
- Research & Development
- Indoor Entertainment
- Light Industrial
- Animal-Related Retail

For more specific information on zoning, please visit the City of Tigard website at:  
[http://www.tigard-or.gov/city\\_hall/zoning.php](http://www.tigard-or.gov/city_hall/zoning.php)



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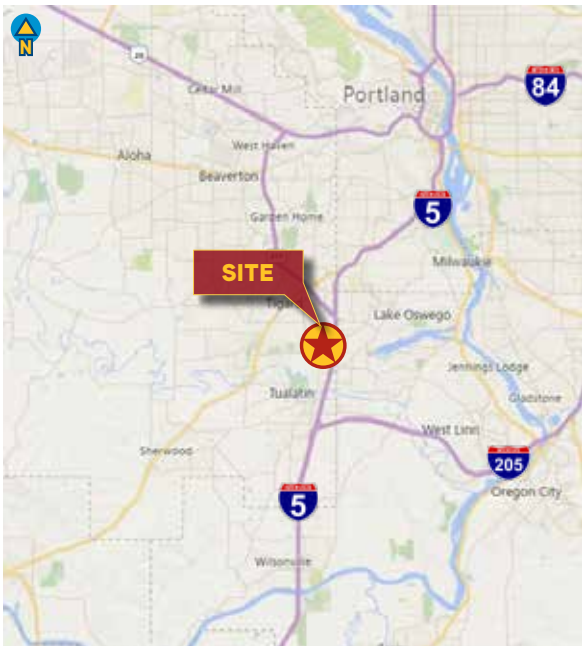
## 1.6 ACRE DEVELOPMENT SITE

### Offering Overview

- Approximately 1.6-1.8 acres for development; final size to be determined upon completion of lot line adjustment
- Located on a busy thoroughfare next to The Circuit bouldering gym
- Flexible IP zoning allows for a variety of uses
- Centrally located 0.5 miles from I-5 and 0.33 miles from Bridgeport Village
- Strategically located between established residential and commercial developments

### Economics

- \$30.00 PSF



Jon Rubey  
Vice President  
Industrial & Flex Properties  
+1 503 499 0051  
[jon.rubey@colliers.com](mailto:jon.rubey@colliers.com)



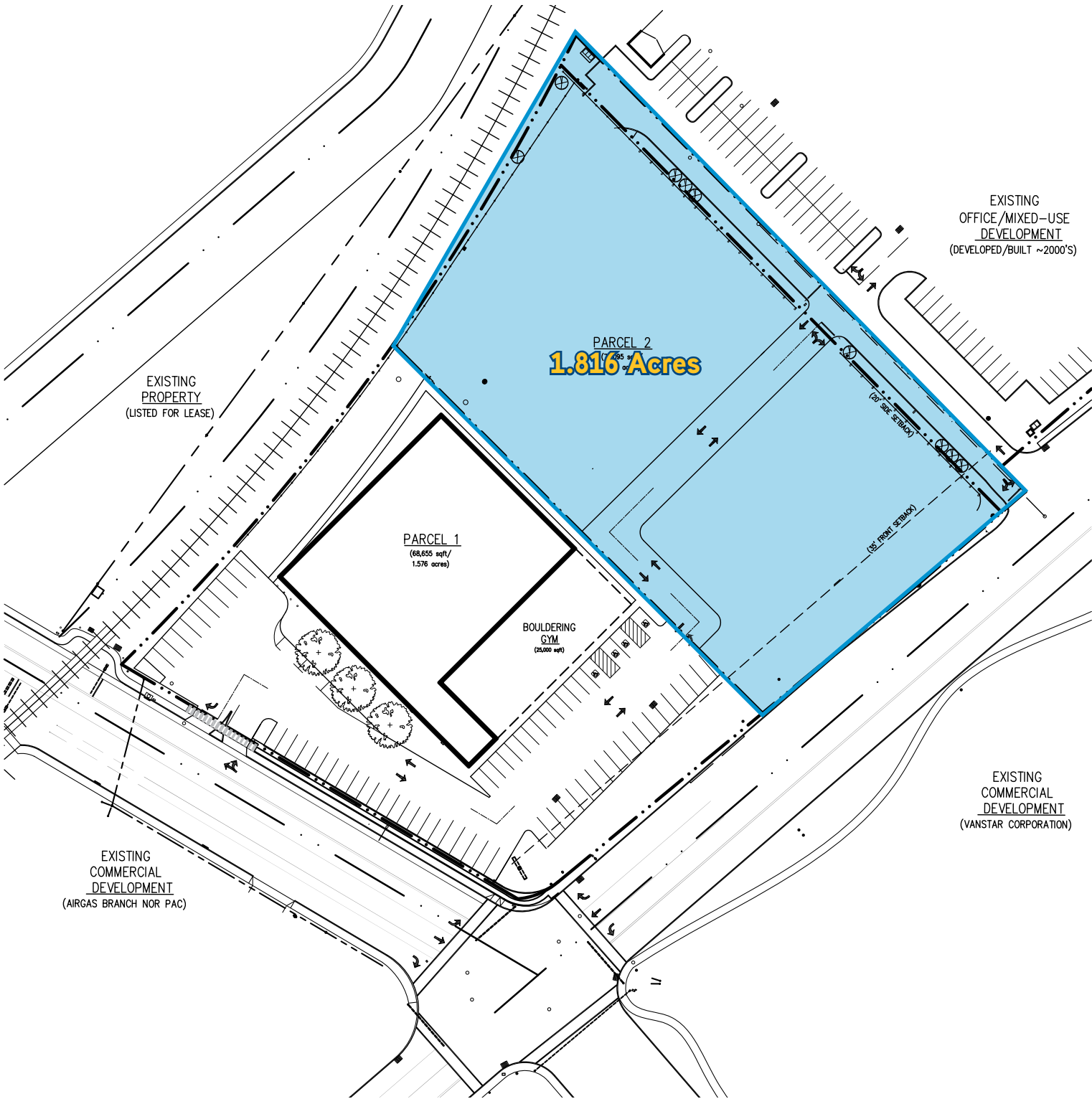
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Portland, Oregon 97204  
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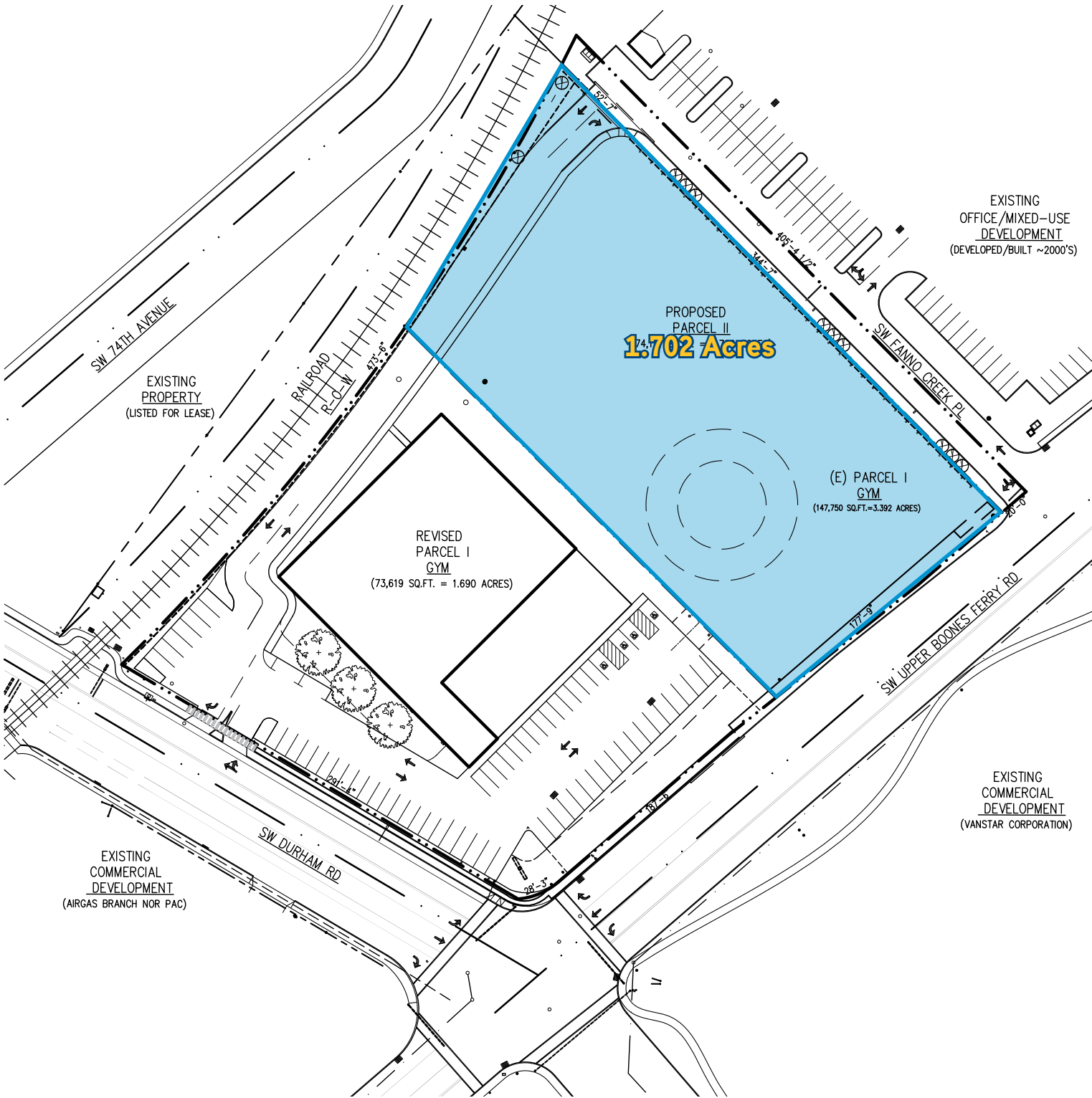


# Industrial/Commercial Land

## POTENTIAL SITE PLAN 1



## POTENTIAL SITE PLAN 2



Jon Rubey  
Vice President  
Industrial & Flex Properties  
+1 503 499 0051  
jon.rubey@colliers.com



COLLIERS INTERNATIONAL  
851 SW Sixth Avenue, Suite 1200  
Portland, OR 97204  
www.colliers.com

