FOR SALE

1535 W/NW SUNDIAL RD

Prime 3.08 AC Industrial Site – Development Opportunity or Outdoor Storage Site

TROUTDALE, OR 97060

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Excellent development or outdoor storage site with extensive due diligence in hand.

Clean Phase 1, ALTA Survey, Wetland delineation report, building plans and others. Utilities at site.

Located in development friendly City of Troutdale with immediate access to I-84 providing excellent access to surrounding markets.

3.08 AC	GI	CALL
LAND AREA	ZONING	FOR SALE PRICE

GI | GENERAL INDUSTRIAL ZONING

This district is primarily intended for manufacturing industries, large-scale fabricators, freight and trucking firms, primary metals, and lumber, etc., that usually require highway access and/or rail service. These firms usually have a high degree of process visibility and need outdoor storage of materials and products. These industries are likely to create minor air and water pollution, as well as noise and odor, and the generation of truck, shipping, or rail traffic. Non-industrial uses of a commercial nature are permitted in compliance with the Troutdale Development Code. No Minimum lot coverage.

ALLOWED USES:

- Manufacturing
- Freight & trucking
- Warehousing & Storage
- Machinery & Transportation Equipment
- Repair and modification shops
- Sales and rentals
- Automobile, truck, trailer, heavy equipment, recreational vehicle, boat and manufactured home services
- Wholesale trade/retail/discount sales and services
- Trade or Commercial Schools

Buyer to verify.

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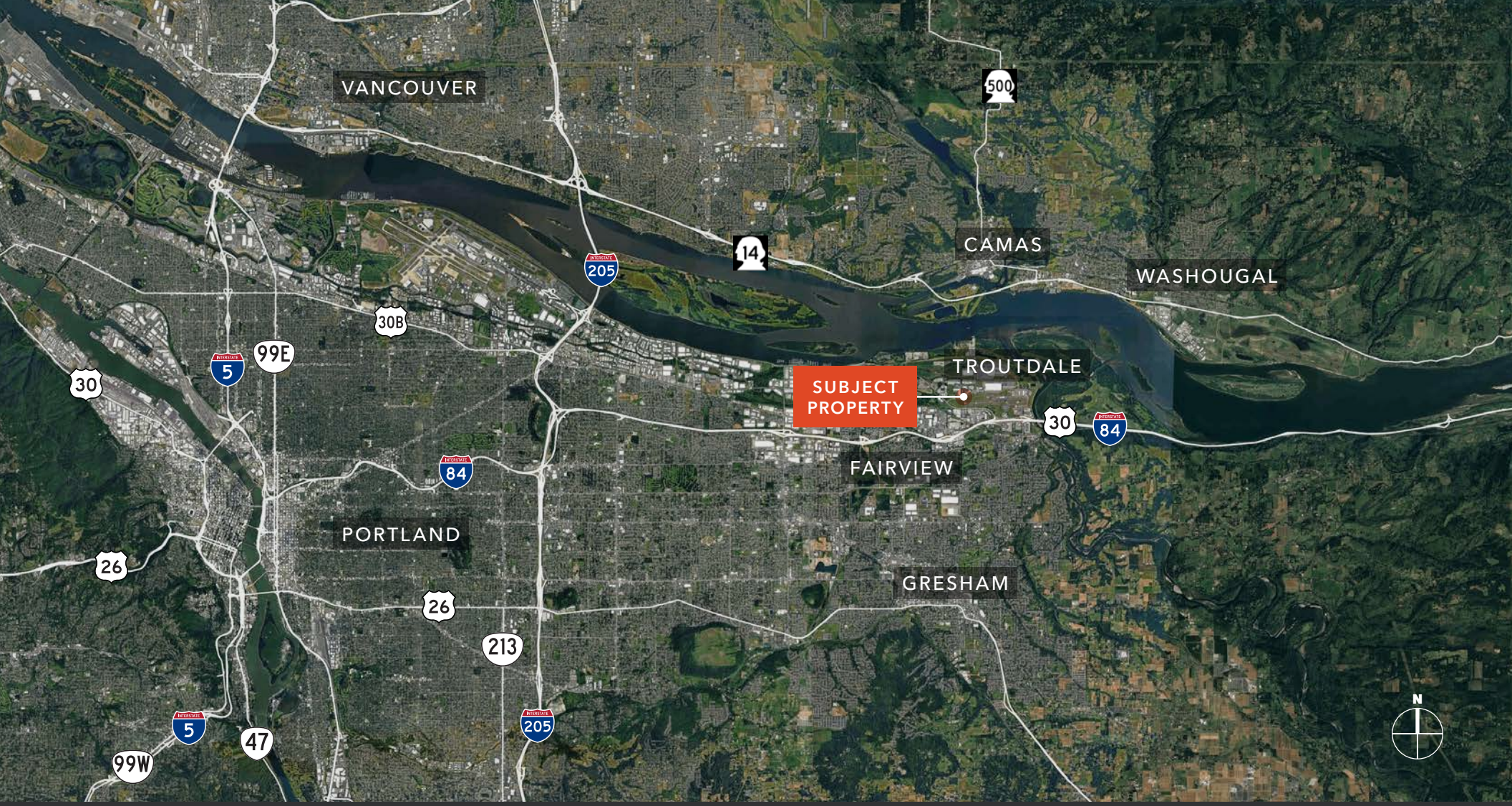

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For more information on this property, please contact

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