

T-S CORPORATE PARK

12822 SW Tualatin Sherwood Road | SHERWOOD, OR

BREAKING GROUND
FALL 2020



FOR MORE INFORMATION, CONTACT:

Stu Peterson, SIOR
503.972.7288
stu@macadamforbes.com
Licensed in OR & WA

Rhys Konrad
503.972.7293
rhys@macadamforbes.com
Licensed in OR

1800 SW First Avenue, Suite 650 | Portland OR 97201 | WWW.MACADAMFORBES.COM | 503.227.2500

FOR LEASE



DEVELOPED BY:

Trammell Crow Company

PROPERTY SUMMARY | T-S Corporate Park



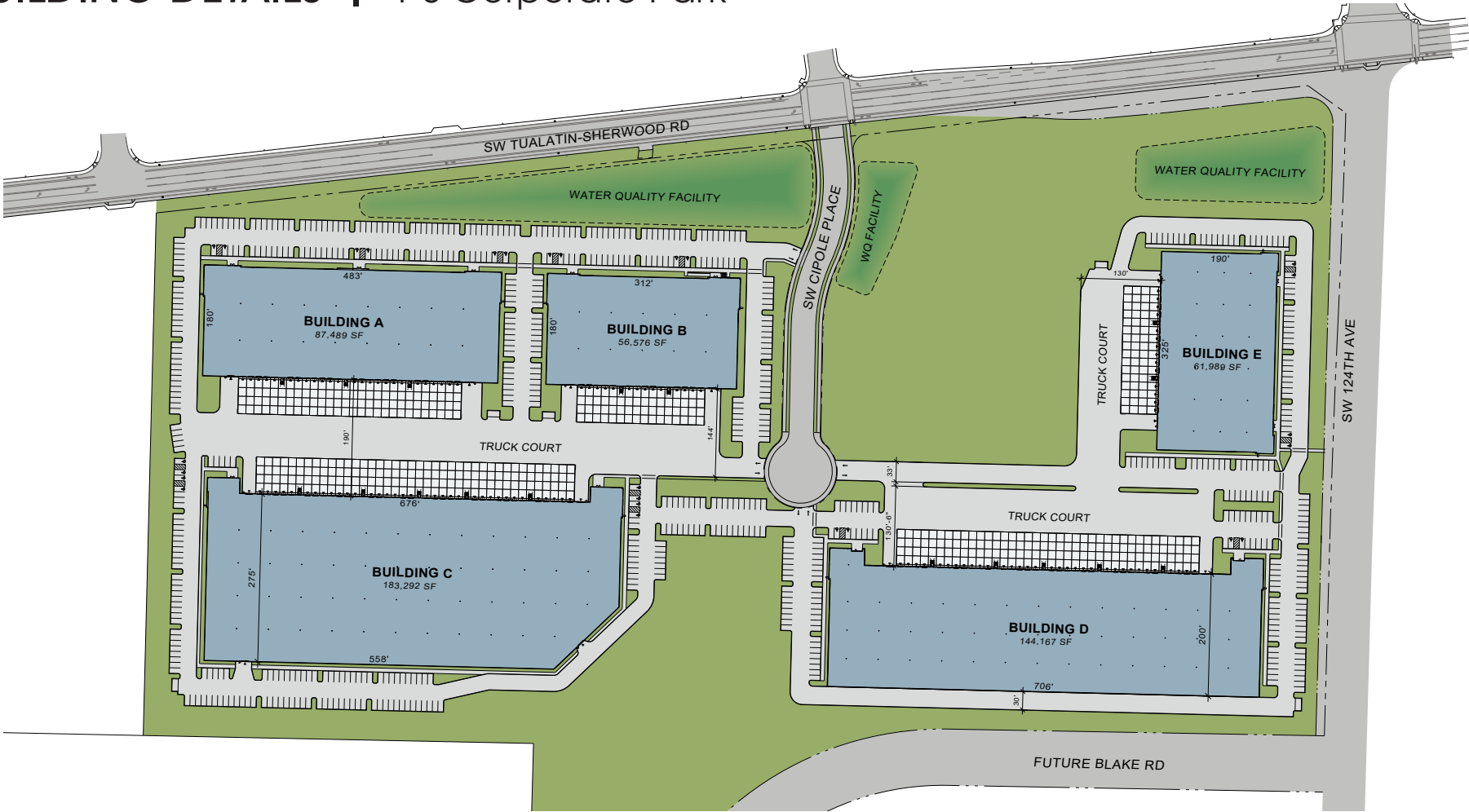
PROPERTY OVERVIEW

Trammell Crow will be breaking ground in 2020 on the largest remaining industrial site in the Tualatin-Sherwood submarket. The project will deliver over 530,000 SF of state-of-the art tilt construction for lease or build to suit. Generous employee parking is provided with each building. The site will be accessed directly from Tualatin-Sherwood Road at the signalized intersection of SW Cipole Road, with convenient access to I-5 via newly constructed SW 124th.

OFFERING SUMMARY

Developable Site Area:	46.5 Acres
Total Building Area:	533,500 SF
Building Sizes:	56,576 - 183,292 SF
Zoning:	Employment Industrial (EI), City of Sherwood
Allowed Uses:	Manufacturing, Warehouse, Research and Development

BUILDING DETAILS | T-S Corporate Park



BUILDING	BLDG AREA (SF)	CLEAR HEIGHT	DOCK DOORS	DRIVE-IN DOORS	PARKING SPACES	PARKING RATIO (/1000 SF)
A	87,489	30'	25	2	152	1.7
B	56,576	30'	14	2	124	2.1
C	183,292	32'	35	4	181	0.9
D	144,167	34'	33	2	127	0.8
E	61,989	30'	14	2	87	1.3
Total	533,513		121	12	671	

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

AREA HIGHLIGHTS | T-S Corporate Park



LOCATION OVERVIEW

T-S Corporate Park is centrally located within the SW Portland Industrial market. This area is served by several major arterials, including newly constructed SW 124th which provides an additional outlet to I-5. Primary access to the development will come from a new connection to the signal at SW Cipole Road. The immediate areas continue to see growth of new housing, public infrastructure and significant industrial development including both local and national companies. T-S Corporate Park provides high visibility, multiple access points to major freeways, and close proximity to service amenities.

14 miles to CBD

3 miles to I-5

22 miles to PDX

1.5 miles to HWY 99W

