

SHERWOOD COMMERCE CENTER

PHASE 2

UNDER CONSTRUCTION



FOR LEASE

BRAND NEW
BUSINESS PARK
IN THE I-5
CORRIDOR

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

Clayton Madey
503.972.7277
clayton@macadamforbes.com
Licensed In OR

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

DEVELOPED BY:

Schnitzer
PROPERTIES

M MAINLANDER
INVESTMENTS
Commercial Real Estate

2 CENTERPOINTE DRIVE, SUITE 500 | LAKE OSWEGO, OR 97035 | MACADAMFORBES.COM | 503.227.2500

FOR LEASE

SHERWOOD COMMERCE CENTER | PHASE 2

THE PROJECT

State-of-the-art industrial lease opportunity with modern, high cube warehouse space, flexible office options, ample power, abundant parking and truck loading, and convenient access.

THE HIGHLIGHTS

- Estimated Completion Date: Q3 2026
- Contiguous available space starting at 7,041 SF up to 194,500 SF
- 7" reinforced concrete floor
- Insulated metal roof deck
- EV charging

OFFERING SUMMARY

Lease Rate:	Call For Rates
Available SF:	7,041 - 554,500 SF
Lot Size:	35.39 Acres
Total Building Size:	554,500 SF
Zoning:	Employment Industrial



FOR LEASE

SHERWOOD COMMERCE CENTER

BUILDING D (117,250 SF TOTAL)

Remaining Building Size:	117,250 SF
Dock High Doors:	28
Grade Level Doors:	15
Clear Height:	24'
Column Spacing:	50'x52'
Building Depth:	150'
Power:	3,000 A, 277/480v to building
Parking Spaces:	209 SP (1.8/1,000)

BUILDING E (156,000 SF TOTAL)

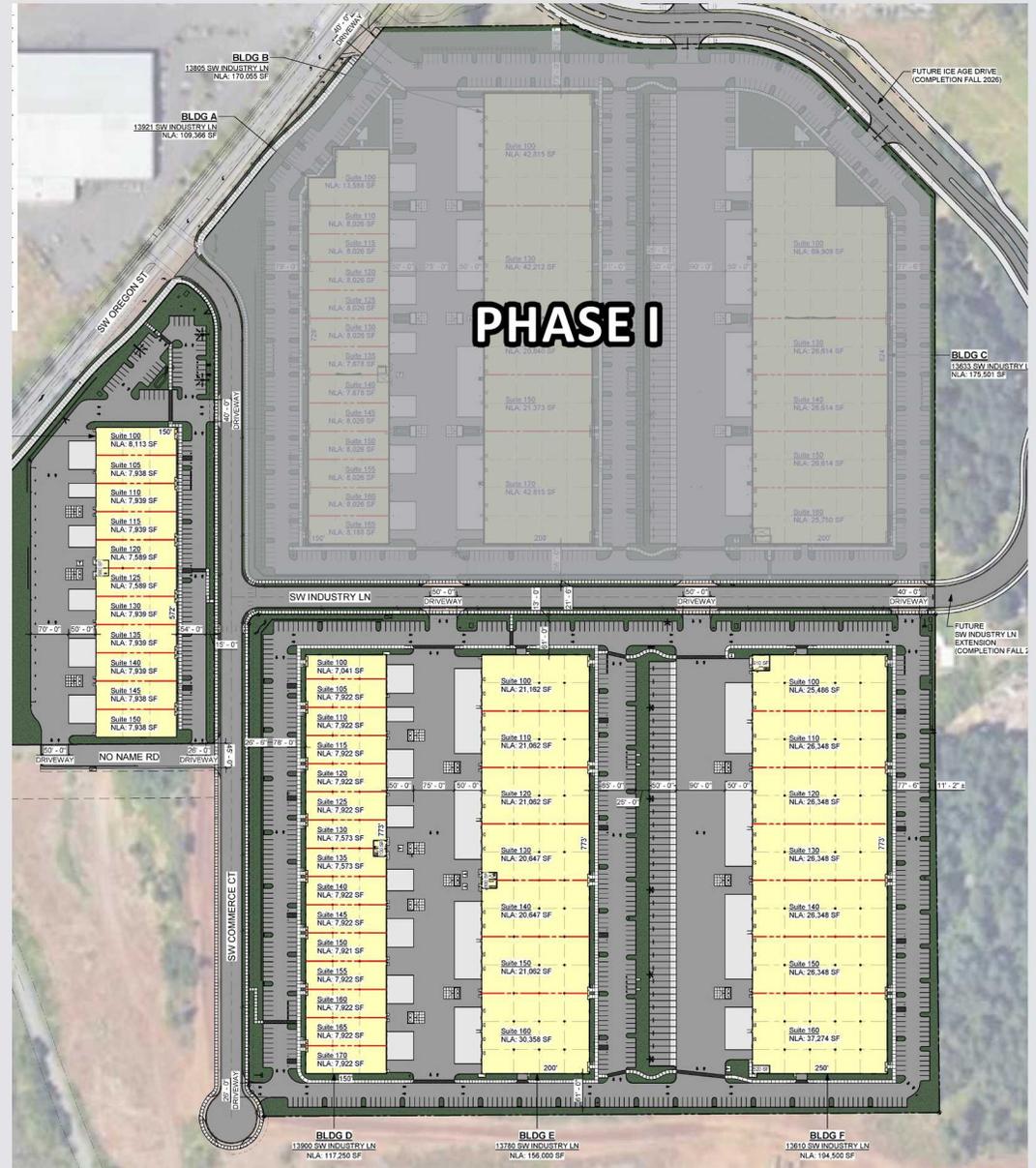
Remaining Building Size:	156,000 SF
Dock High Doors:	38 (17 w/ pit levelers)
Grade Level Doors:	9
Clear Height:	32'
Column Spacing:	50'x52'
Building Depth:	200'
Power:	4,000 A, 277/480v to building
Parking Spaces:	233 SP (1.4/1,000)

BUILDING F (194,500 SF TOTAL)

Remaining Building Size:	194,500 SF
Dock High Doors:	36 (20 w/ pit levelers)
Grade Level Doors:	9
Clear Height:	32'
Column Spacing:	50'x52'
Building Depth:	250'
Power:	4,000 A, 277/480v to building
Parking Spaces:	226 SP (1.2/1,000)

BUILDING G (86,800 SF TOTAL)

Remaining Building Size:	86,800 SF
Dock High Doors:	20
Grade Level Doors:	11
Clear Height:	24'
Column Spacing:	50'x52'
Building Depth:	150'
Power:	3,000 A, 277/480v to building
Parking Spaces:	122 SP (1.42/1,000)



- All dock high doors are 9'x10' with edge of dock levelers & high impact rubber bumpers. All grade level doors are 12'x14'.
- All buildings have high bay LED lighting to 25' to 30' candles, R-30 polyiso roof insulation over deck, ESFR sprinklers, and 4'x8' skylights.
- All buildings offer Build-to-Suit office space.

FOR LEASE

SHERWOOD COMMERCE CENTER

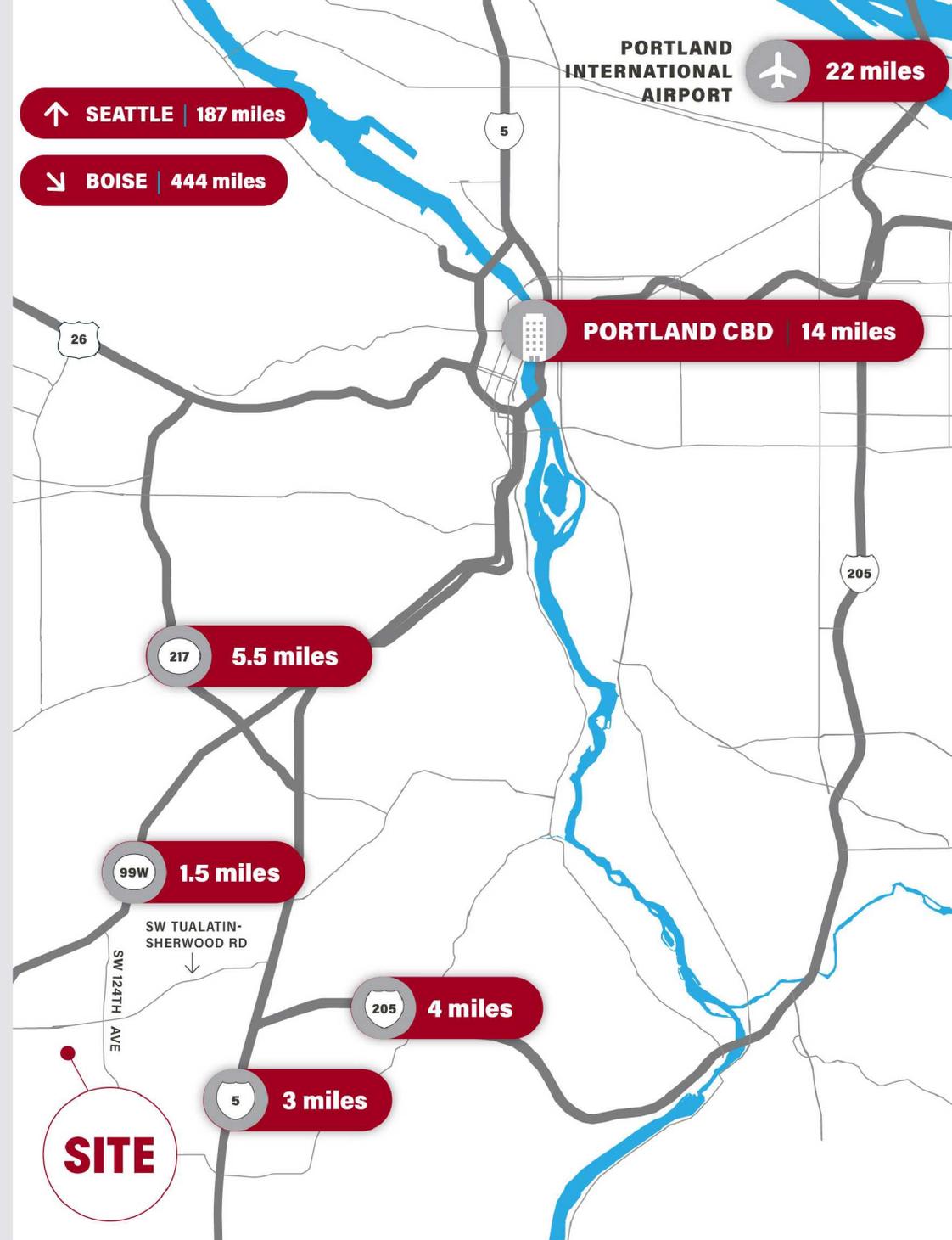
THE LOCATION

Located in the rapidly growing Sherwood market, with close proximity to Tualatin-Sherwood Road, Highway 99W, and Interstate 5.

This development is located in the heart of the I-5 Corridor industrial market. This market is the Portland metro area's most desirable location. Vacancies are extremely low, and demand is outstripping supply. Sherwood Commerce Center is the only development underway that offers users both large and small-space options. Companies that are in the market for space in the next year should move quickly to reserve a spot prior to completion of construction.

2023 EMPLOYMENT PROFILE	LABOR FORCE
Washington County	339,145
Clackamas County	229,901
Multnomah County	475,082
Unemployment Portland MSA (Portland, Hillsboro, Vancouver)	4.1% as of January 2023
2022 Oregon Wage Average for Portland Tri-County	\$68.042

Sources: State of Oregon Employment Department



FOR LEASE

SHERWOOD COMMERCE CENTER

THE DEVELOPMENT TEAM



Schnitzer Properties, formerly known as Harsch Investment Properties, has been a trusted name in commercial real estate for over 70 years. They currently own and operate 28 million square feet of property with more than 4,200 tenants in six states. They work closely with each of their clients, delivering excellent customer service as they continue to grow their dynamic real estate company.



Mainlander Investments offers a diverse selection of locations and building types. They also have several retail and industrial spaces throughout the Pacific Northwest and Idaho.

