

SHERWOOD COMMERCE CENTER

PHASE 1 OFFERING 445,007 SF IN THREE BUILDINGS COMPLETED SPRING OF 2024

AVAILABLE FOR IMMEDIATE OCCUPANCY!

DEVELOPED BY:



FOR LEASE

BRAND NEW
BUSINESS
PARK IN THE
I-5 CORRIDOR

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FOR LEASE

SHERWOOD COMMERCE CENTER

THE PROJECT

State-of-the-art industrial lease opportunity, with functional warehouse space, premier office, heavy power, ample parking and truck loading, and convenient access.

THE HIGHLIGHTS

- Contiguous available space starting at 5,200 SF up to 166,400 SF
- 7" reinforced concrete floor
- Metal roof deck
- EV charging

OFFERING SUMMARY

Lease Rate:	Call For Rates
Available SF (Phase 1):	7,495 - 155,183 SF
Phase 1 Lot Size:	27.64 Acres
Total Building Size:	445,007 SF
Zoning:	Employment Industrial



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13921 SW INDUSTRY LANE — BUILDING A EXISTING OFFICE AVAILABLE IMMEDIATELY

Remaining Building Size (as of 4/2025):	53,000 SF
Dock High Doors:	26
Grade Level Doors:	14
Clear Height:	24'
Column Spacing:	50'x52'
Building Depth:	150'
Power:	2,000 A, 277/480v to building
Sprinklers:	ESFR
Parking Spaces:	174 (1.6/1,000)
Office Space:	Build-To-Suit

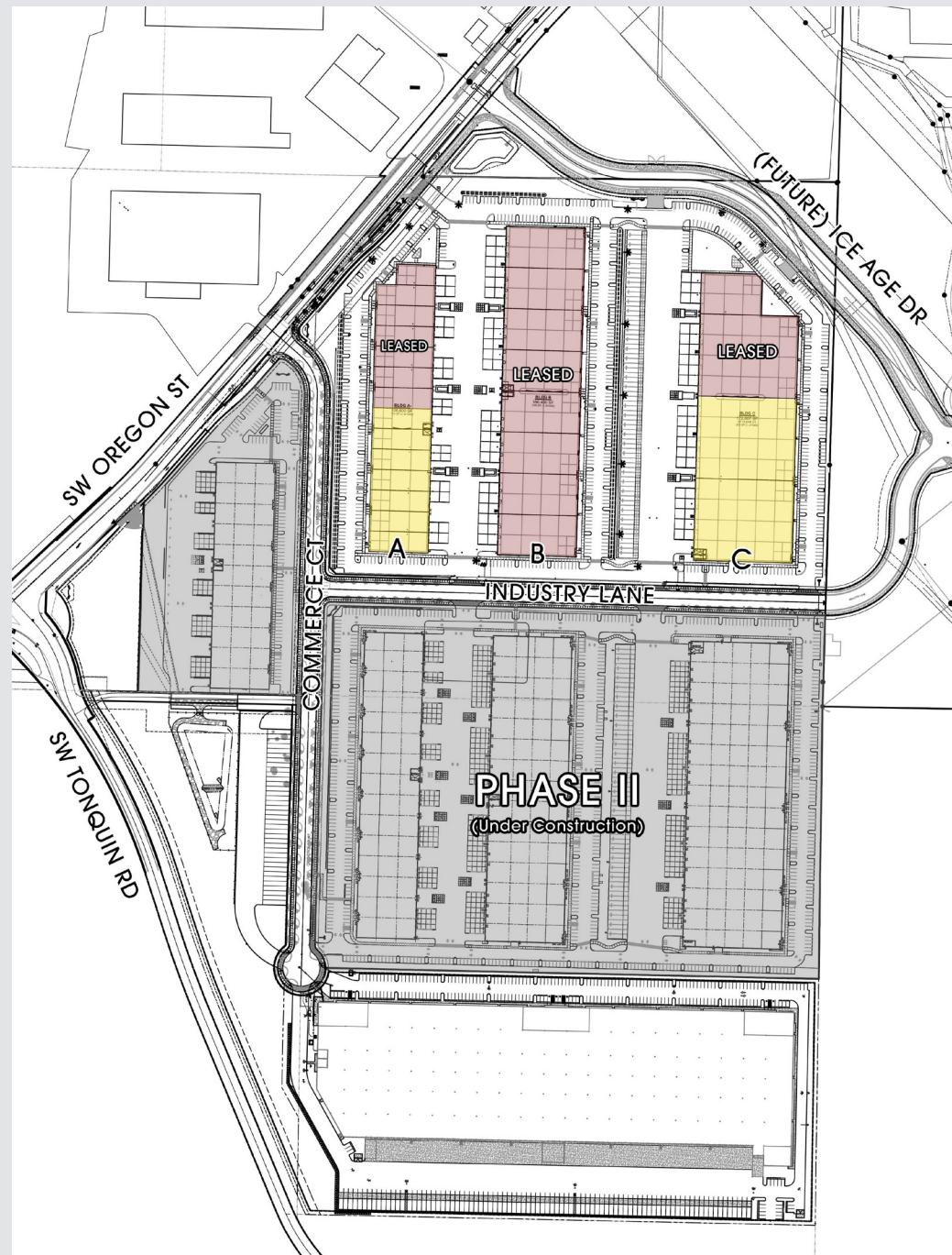
13633 SW INDUSTRY LANE — BUILDING C (172,007 SF TOTAL)

Remaining Building Size (as of 4/2025):	102,183 SF
Dock High Doors:	42
Grade Level Doors:	7
Clear Height:	32'
Column Spacing:	47'-6"x52' (60' 'speed bay')
Building Depth:	250'
Power:	3,000 A, 277/480v to building
Sprinklers:	ESFR
Parking Spaces:	223 (1.3/1,000)
Office Space:	Build-To-Suit

All dock high doors are 9' x 10' with edge of dock levelers & high impact rubber bumpers

All grade level doors are 12' x 14'

All buildings have high bay LED lighting to 25' to 30' candles, R-38 polyiso roof insulation over deck, and 4' x 8' skylights



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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, as shown below. 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.

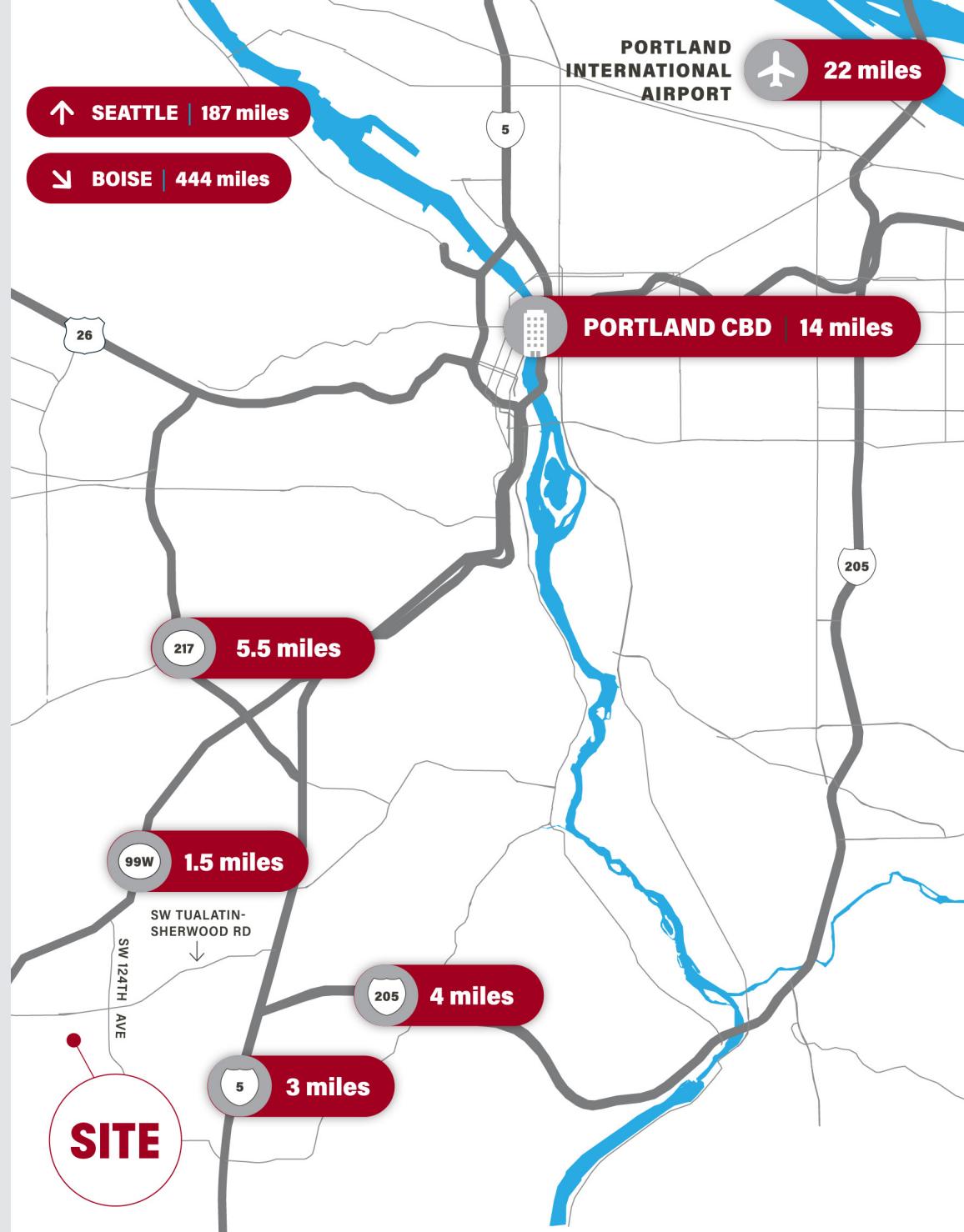
I-5 SOUTH INDUSTRIAL MARKET

Inventory SF	45.1 Million
Under Construction SF	481,000
12 Months Net Absorption SF	946,000
Vacancy Rate	1.5%

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



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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.