

INDUSTRIAL LAND OPPORTUNITY

10700 SW TUALATIN-SHERWOOD ROAD

TUALATIN, OR 97062

DEVELOPED BY:



CLARION PARTNERS



PHELAN[™]
DEVELOPMENT



FOR SALE



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ABOUT THE PROPERTY

Exceptional industrial development opportunity in Tualatin — the closest available industrial parcel to I-5. The property previously had entitlements in hand for two industrial buildings, and there is a full DD Package available. The site is ideal for owner-users or investors seeking high-visibility, freeway-adjacent industrial space with strong logistics connectivity.

PROPERTY HIGHLIGHTS

- Property is ideally suited for one or multiple industrial buildings with surplus land for outside storage, excess parking, or additional improvements.
- Flag lot with access direct to the recently improved/expanded Tualatin Sherwood Road.

PROPERTY HIGHLIGHTS

Sale Price:	\$6,272,500 (\$19/SF)
Lot Size:	7.58 Acres
Zoning:	MG: General Manufacturing City of Tualatin



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THE LOCATION

Located directly off SW Tualatin-Sherwood Road just west of Teton Avenue in the heart of the City of Tualatin's industrial district. The property is accessible to I-5 and I-205.

ABOUT TUALATIN

Tualatin is one of the most active and desirable industrial submarkets in the Portland metro area. The submarket offers unique access between Highway 217 and I-205 along I-5. It has become a "mature" market with limited opportunities for new development.

Tualatin is part of the South I-5 corridor market. Its neighboring cities are the economic engine of Washington County, the fastest-growing county in the state and the second largest in terms of employment. Major employers in the immediate vicinity include LAM Research, Lakeside Lumber, Javelin Logistics, Columbia Corrugated Box, Portland General Electric, and Pacific Foods.

