

Sherwood Industrial Building

20525 SW Cipole Rd, Sherwood, OR 97140

VIEW PROPERTY VIDEO



Colliers

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35,310 SF FOR SALE
\$5,950,000



Additional features

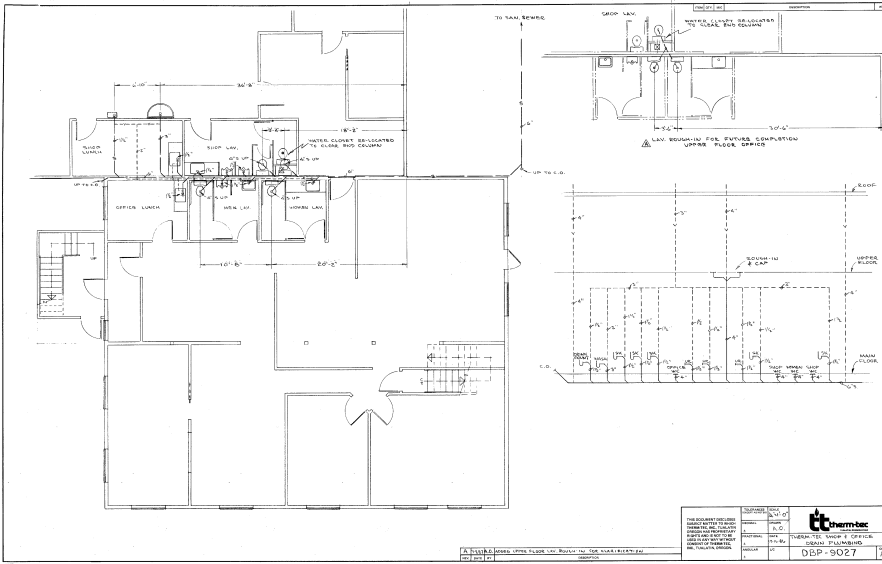
- Built in 1987 and well-maintained; no deferred maintenance
- Metal and concrete construction (steel frame)
- Finished two-story office with private offices and conference rooms
- Sought-after industrial neighborhood
- Headquarters quality building
- Proximity to Interstate 5, the West Coast's most critical transportation and logistics artery
- Manufacturing infrastructure
- Above-market parking: 45 auto parking stalls
- Washington County tax benefits

Premises Highlights

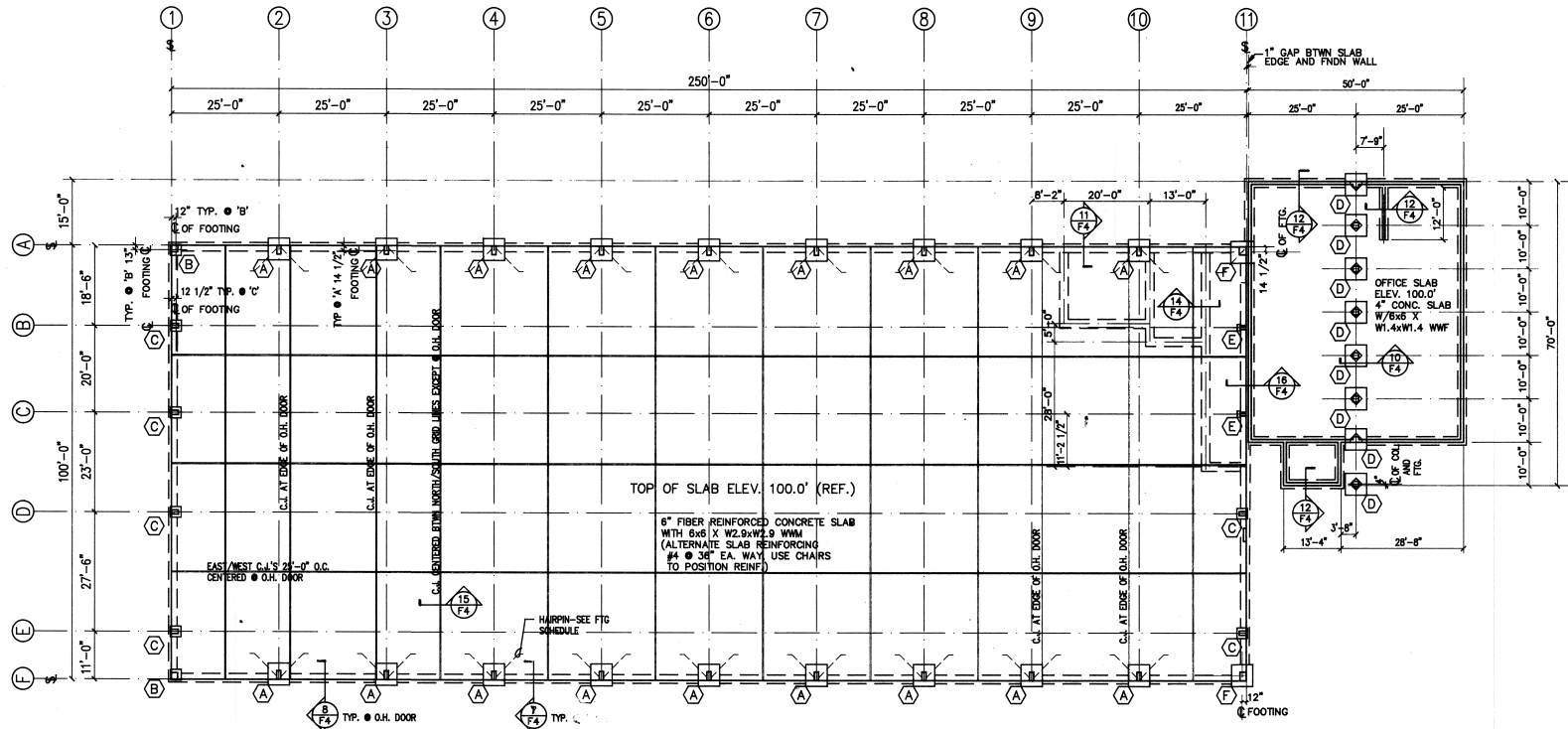
- 35,310 of total available space inclusive of 6,310 SF of office area
- Centered on 2.00 acres of General Industrial (IG) zoned land
- Site coverage of 36.91% (32,155 SF bldg footprint)
- 21' - 24' clear height
- 6 grade level doors (20' x 16')
- Fluorescent lighting throughout warehouse
- 600A, 480V, 3-phase power, expandable
- Concrete slab foundation
- HVAC in office and gas furnace in warehouse



Office Plan



Building Plan



Sherwood Submarket

The Sherwood submarket is one of the most sought-after in the Portland MSA as showcased by its 0.3% vacancy rate as of Q4 2024. It acts as a primary entry point north to the City of Portland and beyond to Seattle, and south to the lower Willamette Valley; ideally positioned in the path of rapidly accelerating technology and industrial demand. As Portland's largest suburban industrial employment area, national and local tenants have been flocking to Sherwood to take advantage of a skilled and educated labor force and business-friendly local government.

Contact brokers for further information





Corporate Neighbors





21.7 MILES
PDX INT'L AIRPORT



23.2 MILES
DOWNTOWN PORTLAND



16 MILES
PORT OF VANCOUVER



123 MILES
TACOMA



1.5 MILES
INTERSTATE 5

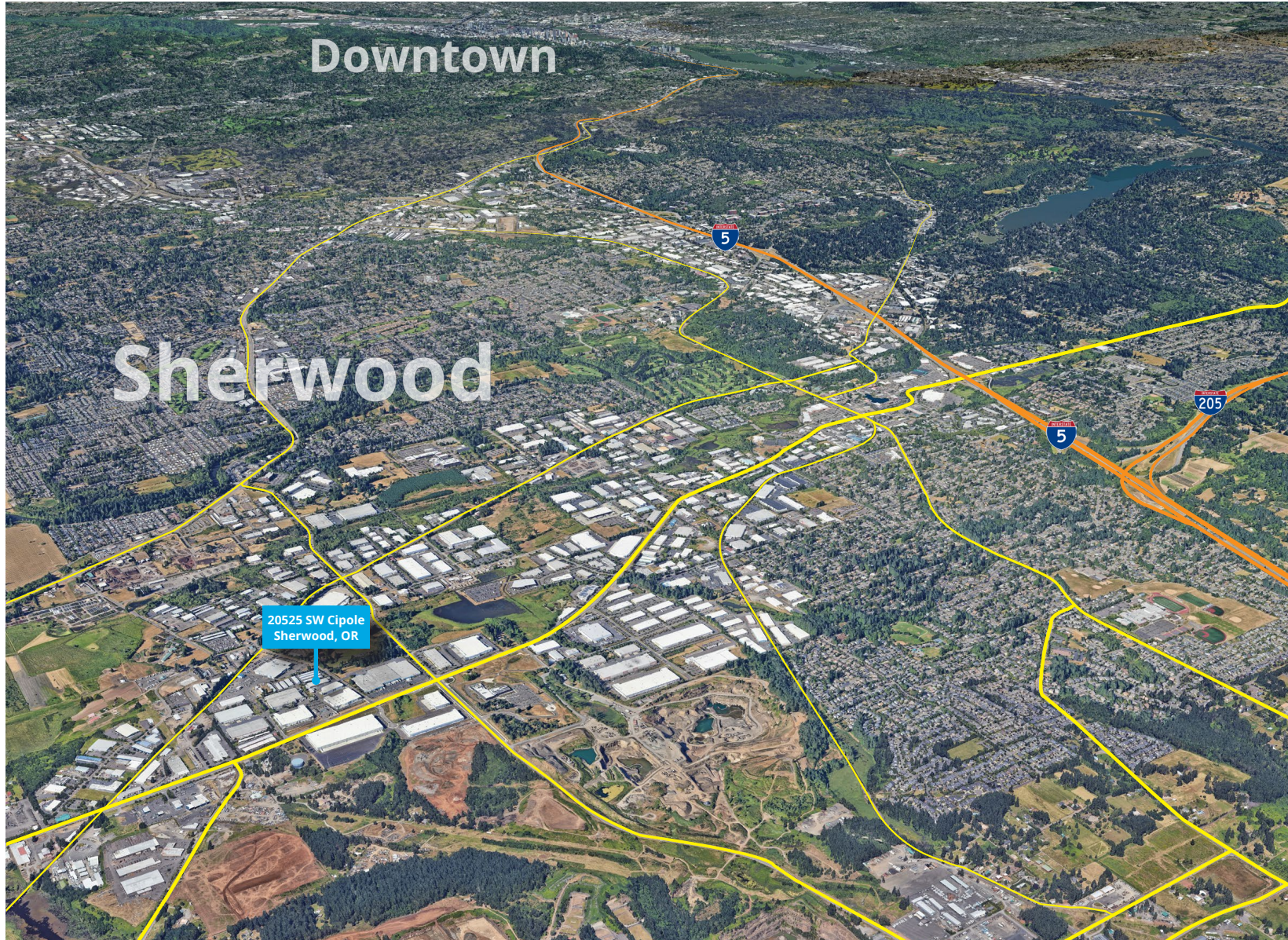


8 MILES
INTERSTATE 205



Portland MSA

Distances



The Colliers logo consists of the word "Colliers" in a white serif font, centered within a white rounded rectangle. Below the rectangle are three horizontal stripes in red, yellow, and blue from top to bottom.

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