OFFERING MEMORANDUM

8001-8005 SOUTHWEST HUNZIKER ROAD, TIGARD, OR 97223

STU PETERSON, SIOR
503.972.7284 | stu@macadamforbes.com

MACADAM FORBES
COMMERCIAL REAL ESTATE SERVICES

EXECUTIVE SUMMARY

Macadam Forbes is pleased to offer this two-building industrial park located at the intersection of I-5 and 217, likely the most valuable industrial location in the Portland Metropolitan area. The highly sought-after area is in the City of Tigard in Washington County, thus avoiding the punitive taxation levied in the City of Portland and Multnomah County. The location offers immediate access to both I-5 and Hwy 217 and is two miles north of the I-205 interchanges, giving it quick access to the east side of Portland, and is twelve minutes from the Portland city center. It is one of the few industrial buildings on 217 that is visible from the heavily trafficked arterial. An 11 acre site kitty corner from this site was sold to the City of Tigard in 2024 for over $30/SF.

Stu Peterson, the listing agent, has been the leasing agent for the park the last 10 years and was the agent for the owner/ seller when the current leases were signed. Activity is brisk every time space becomes available in the buildings. It is demonstrable that current rents are 10-15% below market rate. In addition, the NNN charges are nearly half of those for newly constructed projects in much more remote locations. The properties have been managed by Deering Management for over 30 years, and they have kept a close eye on tax assessments, operating costs, and regular maintenance.

PROPERTY SUMMARY

MATHEWS INTERNATIONAL CORPORATION
8001 SW Hunziker Street

Shell:	42,058 SF
Office:	3,281 SF
Lease Expiration:	November 30th, 2028
Term Remaining (as of August 2026):	28 months
Escalations:	3%
Option:	None

BIAMP SYSTEMS
8005 SW Hunziker Street

Shell:	82,410 SF
Office:	1,430 SF
Lease Expiration:	September 30th, 2031
Term Remaining (as of August 2026):	62 months
Escalations:	2.5%
Option:	60 months (at full market)

INVESTMENT HIGHLIGHTS

100% OCCUPIED

The property is 100% occupied by quality tenants and is in excellent condition, having been expertly managed by Deering Management for the past 33 years. Recent capital investments include new roofs on units 8005 in 2015 and 8001 in 2009, and a new floor in unit 8005 in 2015. It has a market-perfect mix of office space: 1.7% in unit 8005 and 8% in unit 8001, with abundant parking in both to accommodate a lot more, parking, or outside storage.

LOCATION

The 217 market, in which this property is located, has historically been the tightest industrial submarket in the city, both for traditional and flex industrial. Only a few areas along its length have traditional industrial space, such as the Tigard Distribution Center. Current vacancies in Industrial buildings along the corridor are 2.2%, out of a total market size of approximately 8,000,000.

LONG-TERM OWNERSHIP

Ownership of the property has been long-term, with the sellers owning the property for over 30 years.

BUILDING AERIAL

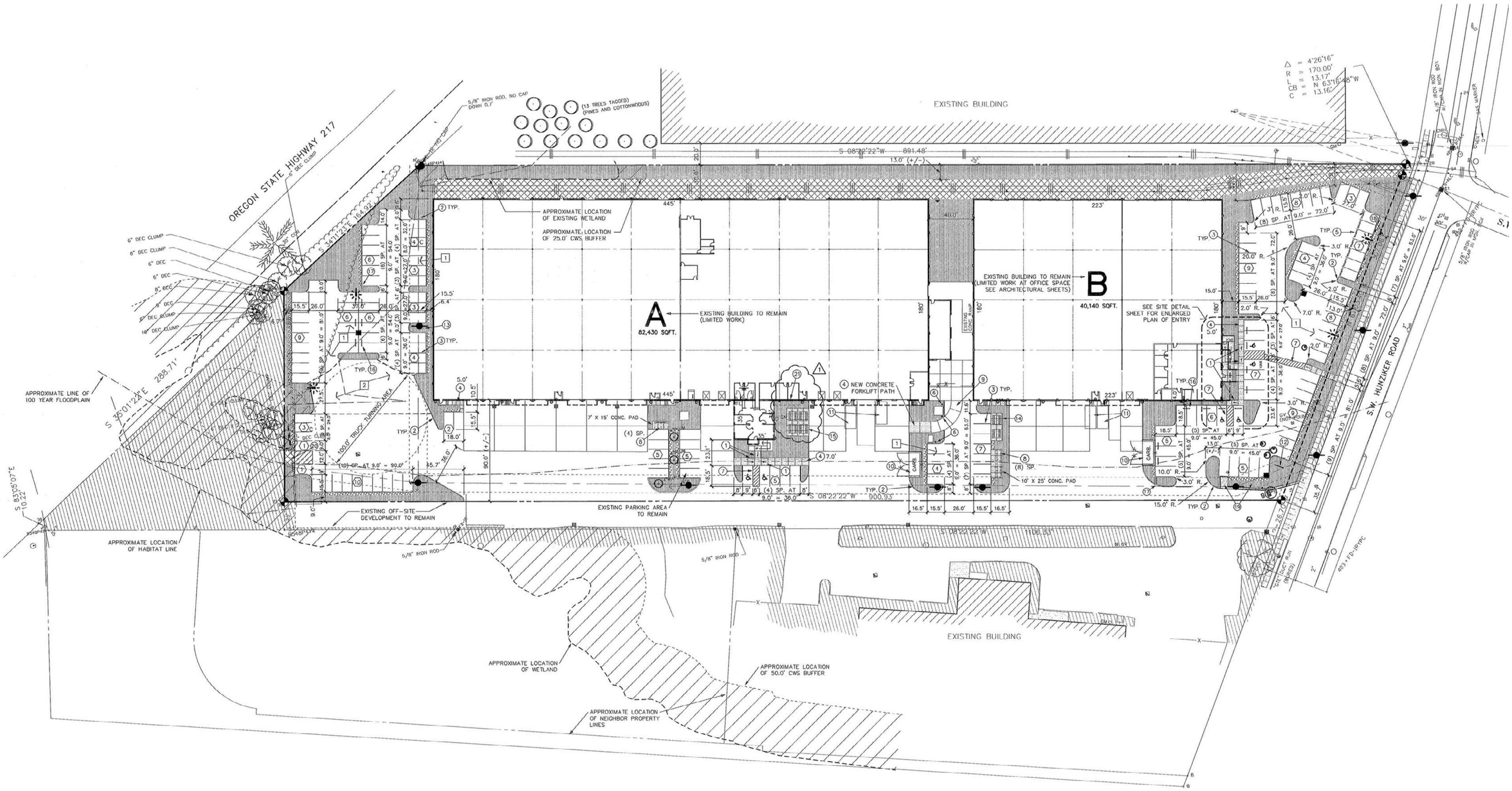
PROPERTY SUMMARIES

The property consists of two industrial buildings located in the heart of Oregon's strongest commercial and industrial submarket. The properties are leased to quality tenants with established operating histories, providing investors with stable cash flow in one of the region's most sought-after industrial locations.

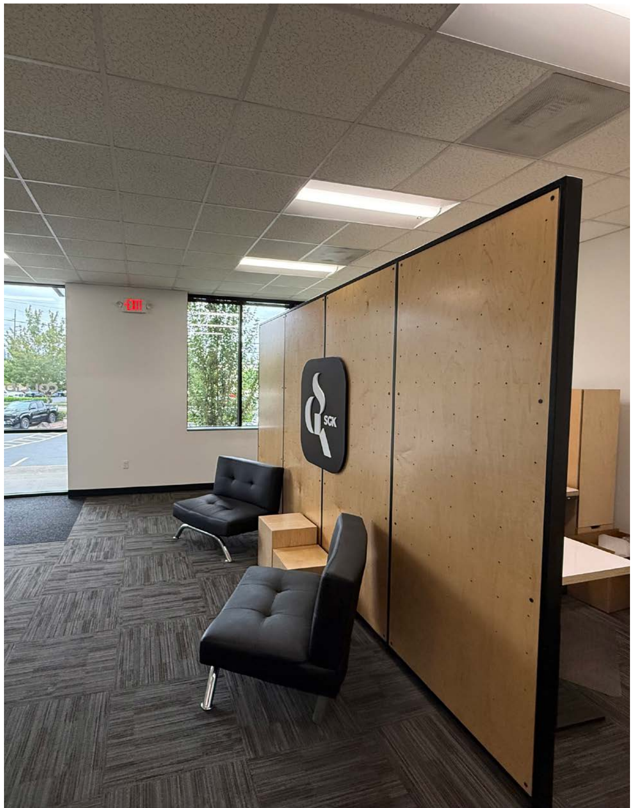
Shell:	Unit 8001 (42,058 SF) Unit 8005 (82,410 SF)
Site:	6.38 Acres per Washington County Records
Office:	Unit 8001 [3,281 SF (8%)] Unit 8005 [1,430 SF (1.7%)]
Parking:	Unit 8001 (65) / Unit 8005 (71)
Lighting:	LED in both buildings
Site Coverage:	44%
Year Built:	1965
Dock Doors:	Unit 8001 (5) / Unit 8005 (14)
Grade Doors:	Unit 8001 (2) / Unit 8005 (2)
Power:	Heavy 3 Phase
Clear Height:	28’ in both
Sprinkler System:	ESFR
Construction Type:	Concrete Block
Zoning:	Industrial, City of Tigard

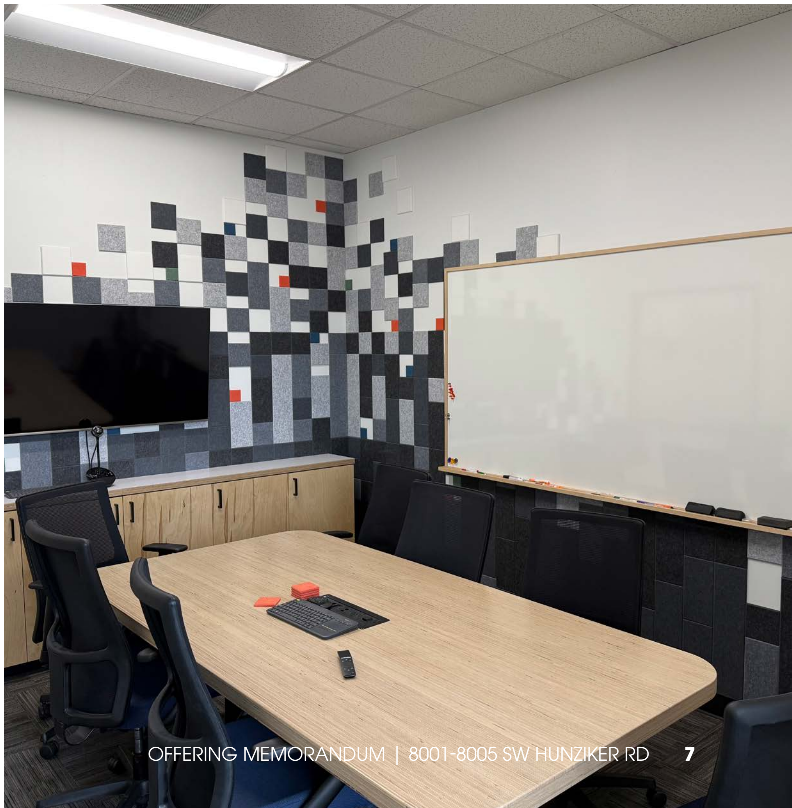
Unit 8005 has extensive improvements at the dock, including mechanical load levelers, trailer locks, curtains, bollards, and status lights at each dock door. All loading is covered by canopies. Both buildings have storefront offices with abundant parking and/or yard area. The Yard area is well-lit and inherently secure, with access to the site. There is a monument sign, and signage is available on both buildings.

SITE PLAN

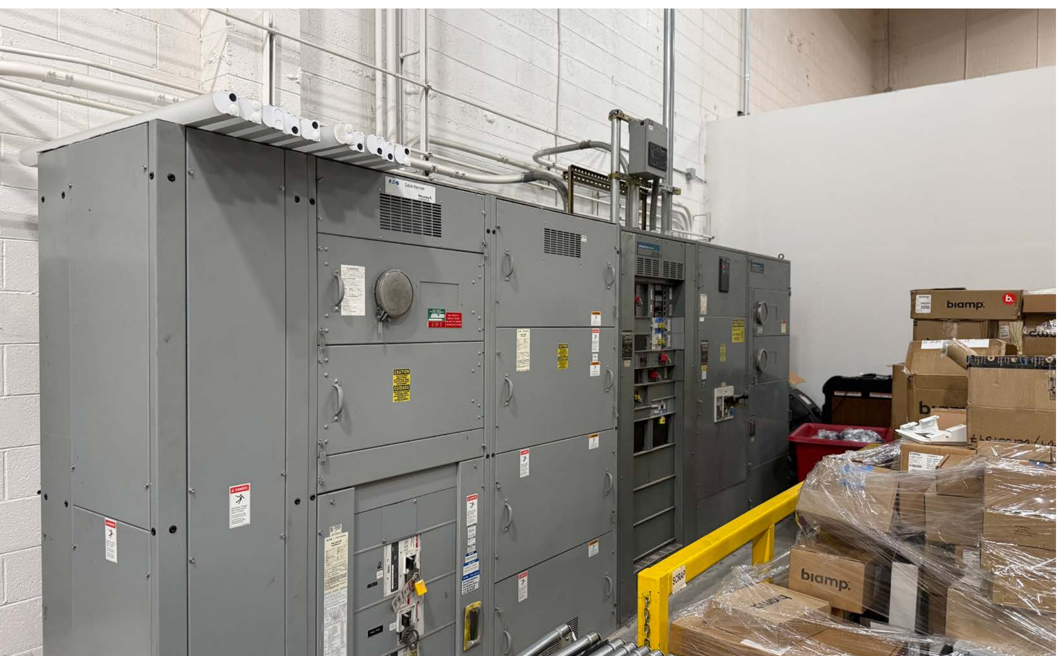

EXISTING BUILDING
OREGON STATE HIGHWAY 217
(13 TREES TAGGED) (PINES AND COTTONWOODS)
APPROXIMATE LOCATION OF EXISTING WETLAND
APPROXIMATE LOCATION OF 25.0' CWS BUFFER
A
82,430 SQFT.
EXISTING BUILDING TO REMAIN (LIMITED WORK)
EXISTING BUILDING TO REMAIN (LIMITED WORK AT OFFICE SPACE SEE ARCHITECTURAL SHEETS)
B
40,140 SQFT.
SEE SITE DETAIL SHEET FOR ENLARGED PLAN OF ENTRY
NEW CONCRETE FORKLIFT PATH
S.W. HUNZIKER ROAD
APPROXIMATE LINE OF 100 YEAR FLOODPLAIN
APPROXIMATE LOCATION OF HABITAT LINE
EXISTING OFF-SITE DEVELOPMENT TO REMAIN
EXISTING PARKING AREA TO REMAIN
EXISTING BUILDING
APPROXIMATE LOCATION OF WETLAND
APPROXIMATE LOCATION OF 50.0' CWS BUFFER
APPROXIMATE LOCATION OF NEIGHBOR PROPERTY LINES

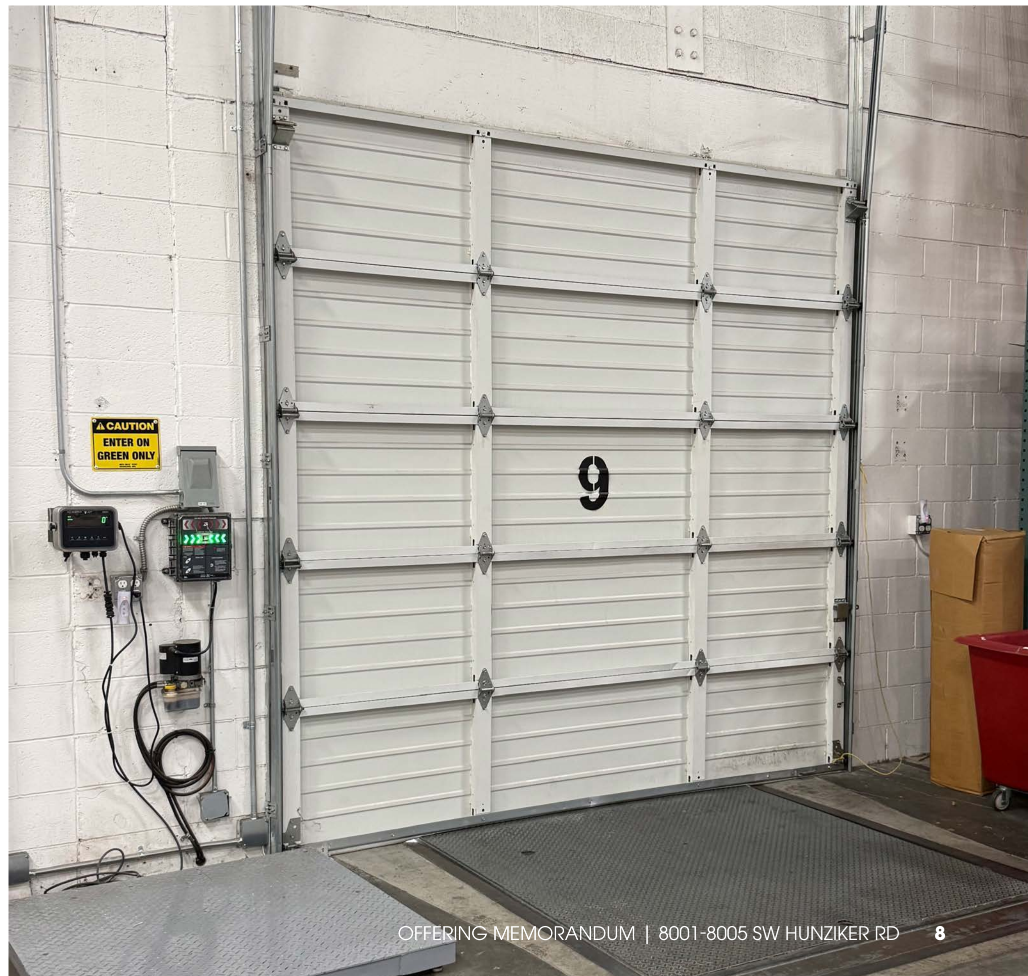
8001 SW HUNZIKER RD





8005 SW HUNZIKER RD





RENT SCHEDULE

MATHEWS INTERNATIONAL CORPORATION | **8001 SW Hunziker St**

Shell SF: 41,058 SF **Office SF:** 3,281 SF

Months		# Mo	NNN/Rent/Mo	Blended $/SF/Mo (NNN)	Annual Rent
7/1/26	11/30/26	5	$32,205	$0.787	$161,015
12/1/26	11/30/27	12	$33,171	$0.808	$398,052
12/1/27	11/30/28	12	$34,167	$0.83	$410,004
Total:		**29**	**$33,416**	**$0.81**	**$969,081**

BIAMP SYSTEMS LLC | **8005 SW Hunziker St**

Shell SF: 82,410 SF **Office SF:** 1,430 SF

Months		# Mo	NNN/Rent/Mo	Blended $/SF/Mo (NNN)	Annual Rent
7/1/26	9/30/26	3	$60,434	$0.73	$181,302
10/1/26	9/30/27	12	$67,576	$0.82	$810,912
10/1/27	9/30/28	12	$69,265	$0.84	$831,180
10/1/28	9/30/29	12	$70,977	$0.86	$851,724
10/1/29	9/30/30	12	$72,772	$0.88	$867,264
10/1/30	9/30/31	12	$73,175	$0.89	$878,100
Total:		**63**	**$70,166**	**$0.851**	**$4,420,482**

COMBINED RENT SCHEDULE (as of 12/1/2026)

Shell SF: 123,468 SF **Office SF:** 4,711 SF (3.8%)

Months	Average Rent/Mo	Blended $/SF/Mo	Annualized Rent
As of 12/1/2026	$100,747	$0.82	$1,208,964

TENANT PROFILES

Matthews
INTERNATIONAL®

Mathews International is a diverse entity based in Pittsburgh, Pennsylvania, and publicly traded on the Nasdaq (symbol MATW). Their activities include memorialization, industrial technologies, and other activities based around these core endeavors. The Tigard location is used for Industrial branding and coding. Similar activities are performed for the memorialization business.

TENANT PROFILES

Biamp Systems is privately owned by Highlander Partners, a Dallas-based middle-market private equity firm, along with NMP Capital as a co-investor. They acquired Biamp from Lomar Corporation in 2017, with Lomar retaining a minority stake. Biamp makes professional audio and video systems for commercial spaces, conference rooms, auditoriums, stadiums, houses of worship, and similar venues.

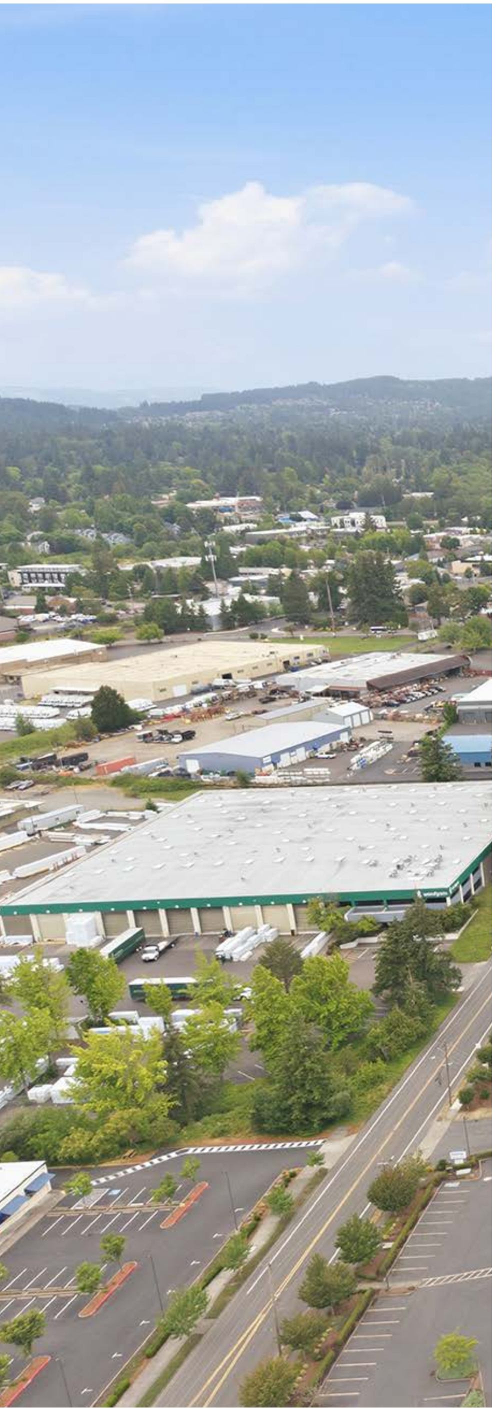
They're particularly well known in the conferencing/collaboration space, with products that integrate with platforms like Teams and Zoom, as well as in large-venue sound reinforcement. Their Tesira platform (a networked audio DSP system) is one of their flagship product lines.

Biamp has been domiciled in the immediate area for 50 years and is headquartered two exits up 217. This facility is utilized for receiving and fulfillment with some testing. Biamp was founded by the founder of Sunn Amplifiers, an iconic brand in the music industry, and it remains part of their business.

SUBMARKET OVERVIEW

The Highway 217 Corridor, where the subject property is located, is widely recognized as one of the Portland metropolitan area's premier commercial and industrial submarkets. Historically, it has consistently ranked among the region's top three markets for retail, office, and industrial real estate. While broader challenges within the Portland market have led some businesses to relocate to the suburbs, the 217 Corridor has emerged as one of the metro area's most strategically located and cost-effective places to operate.

The corridor is adjacent to some of Oregon's most affluent communities and workforce demographics. It provides exceptional access to Southwest Portland, Lake Oswego, Tigard, and Tualatin, areas that are home to many of the state's highest-income households, corporate executives, and business decision-makers. The 217 Corridor offers a uniquely diversified mix of industrial, office, retail, and residential development that is unmatched elsewhere in Oregon. The area is home to major employers, including Nike, Lam Research, Tektronix, and Leupold & Stevens. Washington Square, Oregon's largest regional shopping center, is located nearby and serves as a major retail destination. In addition to these major employers, the area supports a broad base of mid-sized companies and industrial users ranging from traditional manufacturing and warehousing operations to advanced technology, research, and AI-related businesses.



SUBMARKET OVERVIEW (CONT.)

As a mature infill market, institutional ownership of industrial properties remains limited. Many industrial buildings are owner-occupied, contributing to historically low vacancy rates and restricted new supply. Industrial vacancy in the Highway 217 submarket is currently reported by CoStar at approximately 7.4% including all flex and industrial space, reflecting continued demand for well-located industrial space.

Strategically positioned at the intersection of Highway 217 and Interstate 5, the property offers outstanding regional connectivity. The I-205 interchange and Highway 26 are both within approximately ten minutes, providing efficient access throughout the Portland metropolitan area. The Washington County location also benefits businesses by avoiding Multnomah County's additional tax burden.

The Highway 217 industrial market currently maintains a vacancy rate of approximately 2.2% of similar traditional industrial properties and continues to experience stable-to-increasing rental rates. A complete list of 5 properties as of 7/1/26 is available. Combined with some of the strongest demographics in Oregon, the area is one of the most desirable industrial locations in the state.

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DEERING MANAGEMENT GROUP, INC.

STU PETERSON, SIOR

Broker, Partner
503.972.7284
stu@macadamforbes.com

MACADAM FORBES

2 Centerpointe Drive, Suite 500,
Lake Oswego, OR 97035
www.macadamforbes.com
503.227.2500

SALE PRICE: **$21,500,000 ($173/SF)**
