



For Sale or Lease



Exterior Improvements Underway



Food Processing / Manufacturing / Distribution
CAMPUS IMPROVEMENTS UNDERWAY

AVAILABLE NOW: BUILDING 7 ± 32,258 SF
9955 POTANO STREET, TUALATIN, OR 97062

Property Overview



BUILDING 7
32,258 SF

Built for Production

Anchored in Tualatin's premier industrial corridor, Cascade Production Park offers a rare large-scale manufacturing and distribution opportunity.

Purpose-built for Pacific Foods manufacturing operations, this multi-building campus combines heavy industrial capacity with build-ready food infrastructure and excellent regional connectivity.

With a legacy of production and prime 4-direction access to I-5 and I-205, Cascade Production Park offers private, self-contained facilities—each with individual parking, access, and ownership opportunity—ready to support the next batch of tastemakers.

**BUILDING 7 FOR SALE, LEASE
INDIVIDUALLY OR AS A PORTFOLIO**



Wastewater
Treatment



Floor
Drains



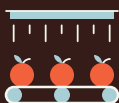
Heavy
Power



Air Handling
Equipment



22' Clear
Height



Food Grade
Lighting



Property Highlights

KEEPING IT CLEAN

- On-site wastewater treatment
- Floor drains and air-handling equipment in place
- Build-ready temp-controlled production and storage areas
- Flexible floor plan accommodates lab, kitchen, production and R&D areas

BRINGING THE HEAT

- 1,200 Amps, 277/480v, 3-Phase power
- Dock and grade-level access streamline distribution
- ~22' clear height to support various production, equipment and material handling layouts

RIPE FOR GROWTH

- Adaptable campus supports expansion or reconfiguration
- Build-out can be configured to tenant requirements
- Ample parking and private access to standalone building
- Strategic location within Portland Metro



Former Operation



ADDRESS

9955 Potano St., Tualatin, OR 97062

32,258 SF

Building

Features

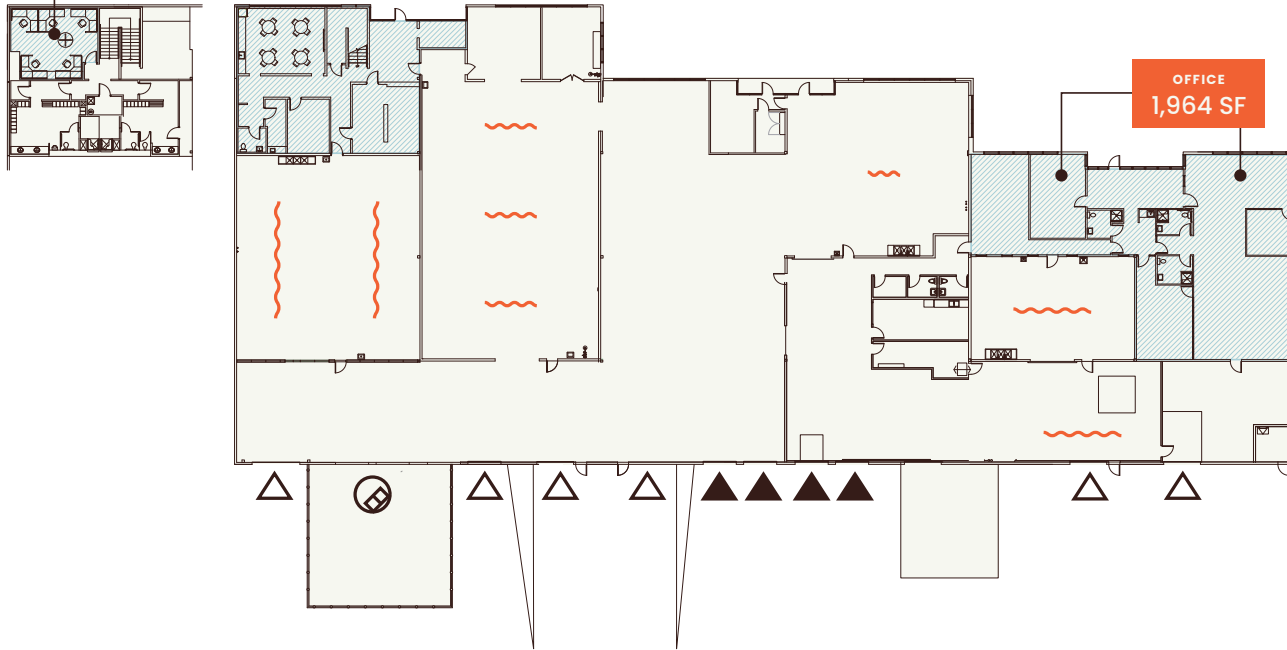
Shell SF: 32,258 / Office SF: 2,385

- **Use Type:** Industrial – Food/Beverage Processing, Manufacturing, Distribution
- **Clear Height:** 22'
- **Dock High Doors:** 5
- **Grade Level Doors:** 6
- **Power:** Est. 1,200 Amps, 277/480v, 3-Phase
- **Lighting:** LED
- **Zoning:** MG – General Manufacturing
- **Sprinkler Type:** Wet System
- **Parking:** 58
- **Additional Features:** Sloped Floors, Floor Drains, New Roof

2ND FLOOR OFFICE
421 SF

BUILDING 7
32,258 SF

OFFICE
1,964 SF



Loading Dock



Grade Door



Floor Drain



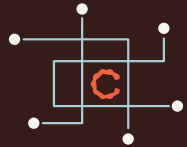
Wastewater Treatment



Former Operation



Location Features



CENTRALLY LOCATED

Near I-5, I-205, 99W, Tualatin-Sherwood Road,
SW 124th Bypass; 13 minutes to Downtown Portland



COMMUTER RAIL ACCESS

Walking distance to WES Commuter Rail



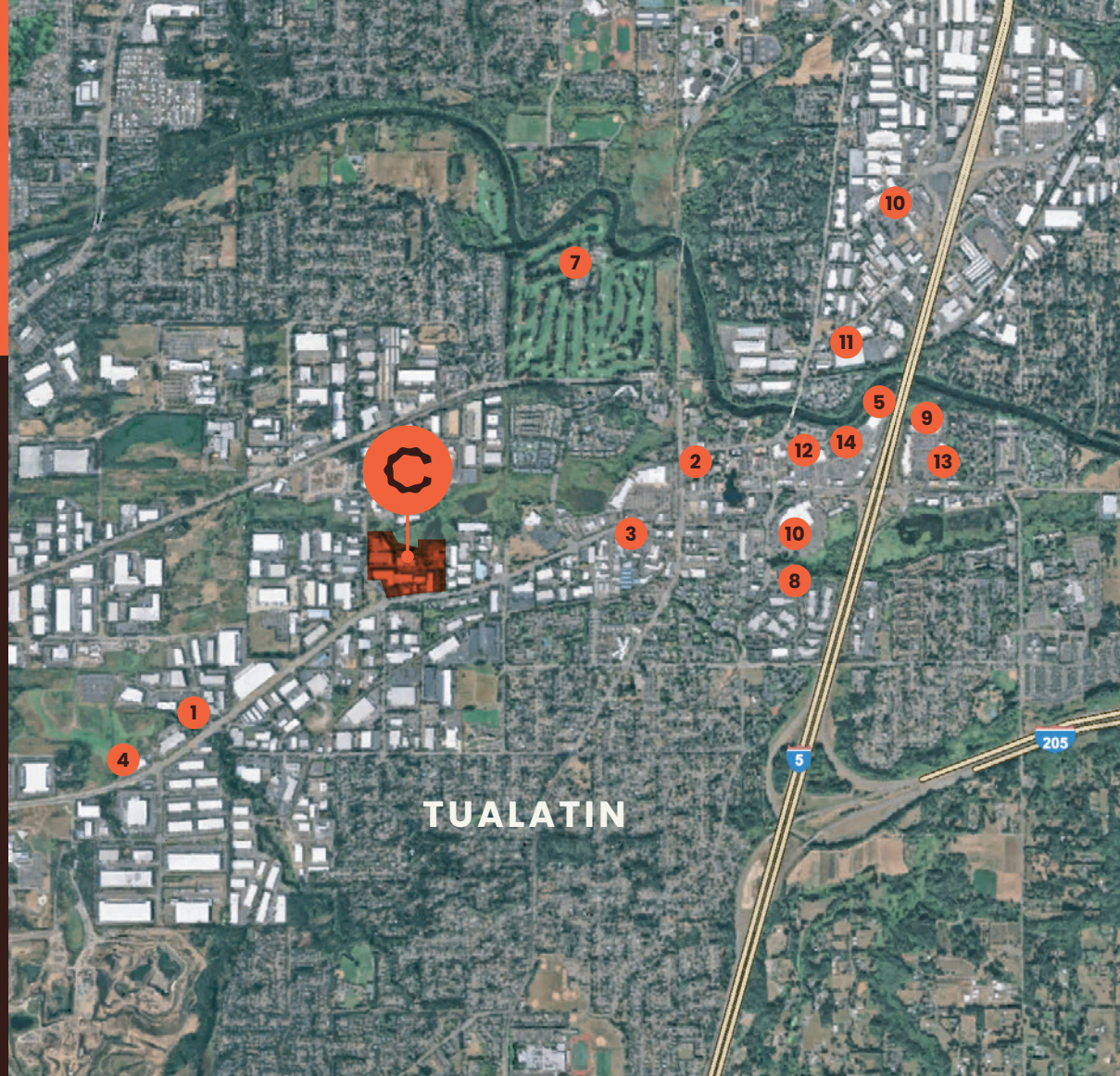
STRONG CORPORATE NEIGHBORS

Amazon, LAM Research, Perlo Construction, Milgard,
PGE, and many more



NEARBY SHIPPING

UPS, USPS, FedEx, Amazon



Nearby Amenities

DINING & BEVERAGE

1. La Industria
2. Mashita Teriyaki
3. Dutch Bros Coffee
4. Ancestry Brewing

SERVICES & RECREATION

5. LA Fitness
6. Bay Club Portland
7. Tualatin Country Club
8. Comfort Inn & Suites

RETAIL

9. Best Buy
10. Fred Meyer
11. REI
12. New Seasons
13. PetSmart
14. Bass Pro Shops



Leasing & Sale Information

PLEASE CONTACT BROKERS FOR PRICING



SCOTT KAPPES, SIOR

Principal | Licensed in OR

503-517-9877

scottk@capacitycommercial.com

KENNY HOUSER, SIOR

Principal | Licensed in OR

503-517-9875

kenny@capacitycommercial.com

CHRIS KAPPES

Associate | Licensed in OR

503-517-7127

chris@capacitycommercial.com



A Project By: _____



CAPACITY COMMERCIAL GROUP | 805 SW BROADWAY, SUITE 600, PORTLAND, OR | 503-326-9000 | CAPACITYCOMMERCIAL.COM

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