

FOR LEASE

13735 SW Galbreath Dr, Sherwood, Oregon 97140



HEAVY POWER WAREHOUSE SPACE IN SHERWOOD'S GENERAL INDUSTRIAL (GI) ZONE

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Executive Summary

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Property Summary

Property Details

Existing Structure Size	±5,000 SF Shell
Parking Area	20,000 SF Paved Lot
Zoning	Sherwood GI – General Industrial
Previous Use	Precision machining facility
Parcel / APN	R2051436

This ±5,000 SF industrial building in Sherwood's GI zone provides a heavy power environment with 4,000 SF of insulated, climate-controlled warehouse space (featuring 800A, 480/277V, 3-phase power and two grade-level roll up doors) and 1,000 SF of finished office space, perfect for heavy power users like machining, manufacturing or fabrication. Located on a ±1.74-acre parcel, the property includes a 20,000 SF paved lot, with potential for an additional ±35,000 SF planned graveled yard. Yard space is subject to separate negotiation and is not reflected in the current quoted rate. Inquire with broker for details.





Current
Paved
Lot
(20k sf)

5,000 sf
Warehouse Shell
(w/ 1,000 sf office)

Investment Highlights



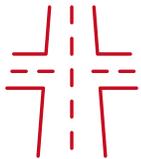
Heavy Power Infrastructure

High-capacity systems suitable for advanced machining and fabrication tenants.



Prime Industrial Context

Situated in a robust Washington County corridor surrounded by fabrication, construction, and distribution neighbors.



Strategic Access

Strategically located in the Sherwood Industrial Park just a 2-minute drive from SW Tualatin-Sherwood Rd, offering seamless access to Hwy 99W, Hwy 217, and I-5.



Insulated & Climate-Controlled Warehouse

Industrial facility featuring high-performance insulation paired with oversized heating and cooling capabilities throughout the warehouse area.



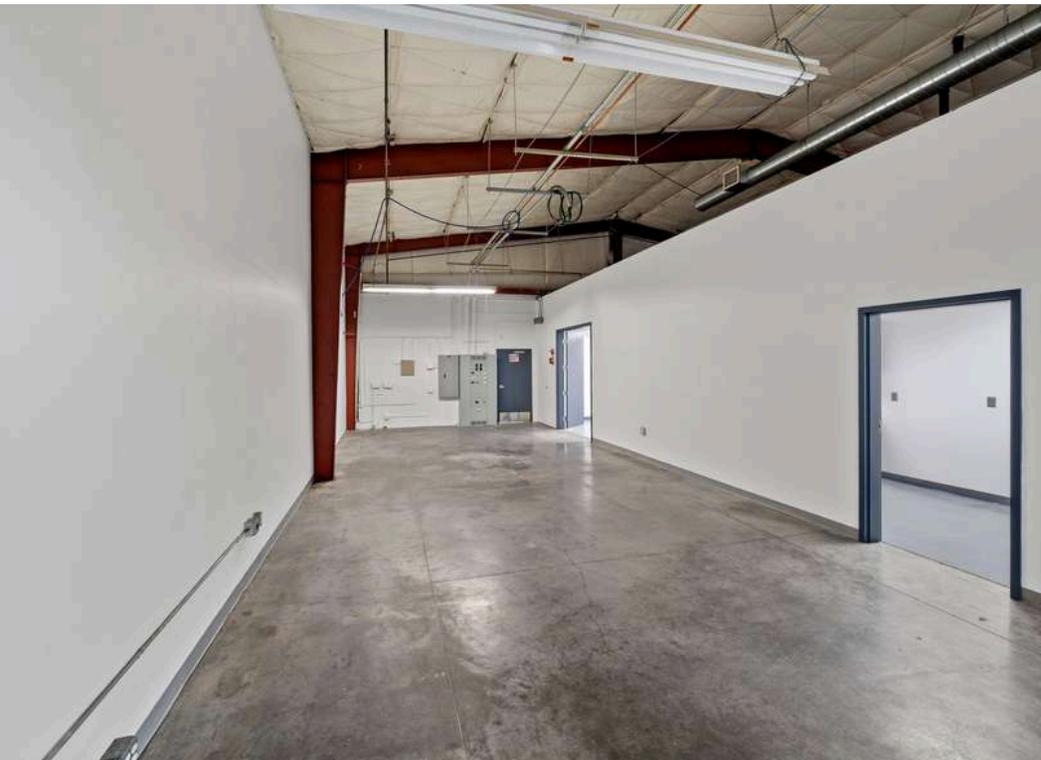
Property Gallery

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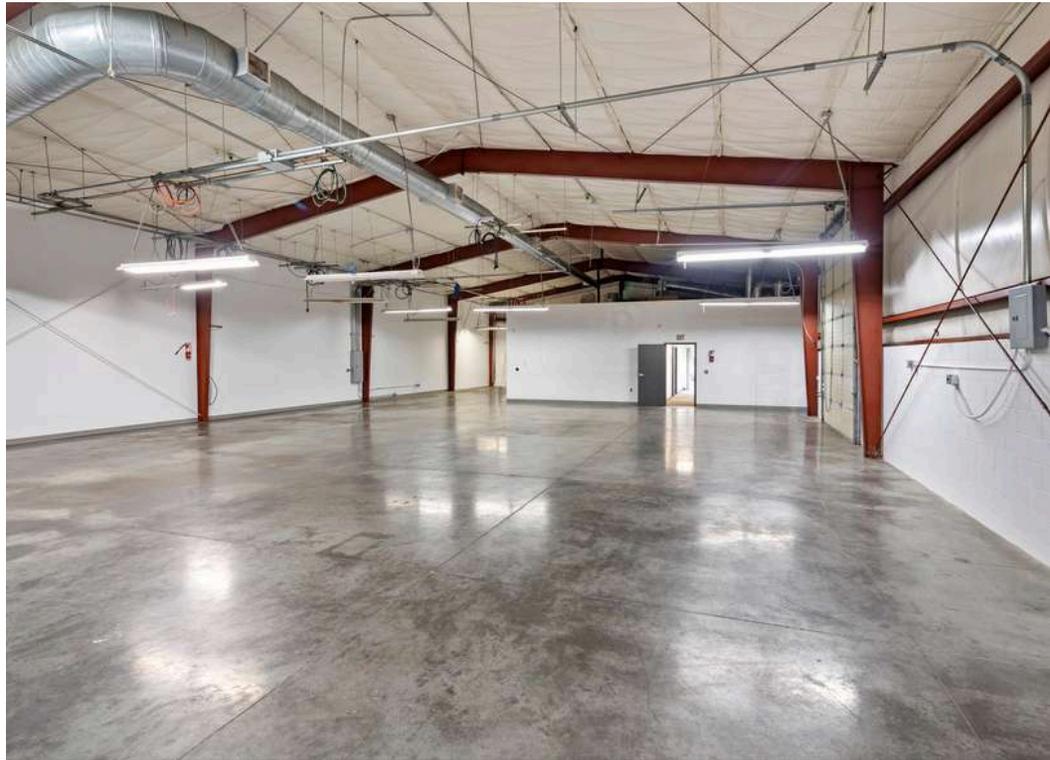














Key Businesses

13735 SW Galbreath Dr, Sherwood, Oregon 97140





SUBJECT PROPERTY





SUBJECT PROPERTY

NORTEK
AIR SOLUTIONS

API
INTERNATIONAL

SawStop

Barker
cabinets

AKS

ATI
RESTORATION

TUFCOAT **PROPOWDER**
POWDER COATING SERVICES

Walmart

TARGET

McDonald's

LANGER'S
SINCE 1879

Sherwood Family Pet Clinic
Quality Care - Compassionate Staff

TVFUR

CASCADE COLUMBIA DISTRIBUTION COMPANY

WINTERHAWKS ICE CENTER

PORTLAND CARS & COFFEE

RED VISION FITNESS

MILGARD
WINDOWS and DOORS

WPP
WESTERN PRECISION PRODUCTS, INC.

amazon

Room&Board

PACTRUST

OAKGROVE
CUSTOM CABINETS

ANCESTRY
— BREWING —

AVALON
INTERNATIONAL
ALUMINUM



SUBJECT PROPERTY



NEW SEASONS MARKET
Fred Meyer
 Bass Pro Shops
 FRIENDS OF THE TUALATIN PUBLIC LIBRARY



T Tualatin High School



TCCG Tri-County Gun Club
 FIREARMS TRAINING FACILITY | A PRIVATE CLUB OPEN TO MEMBERS AND GUESTS



HORIZON CHRISTIAN SCHOOL

planet fitness
KOHL'S
HOBBY LOBBY
 Sherwood MIDDLE SCHOOL
Walmart
TARGET

Mercedes-Benz
COSTCO WHOLESALE
CHEVROLET
TARGET

Demographic & Traffic Count Report

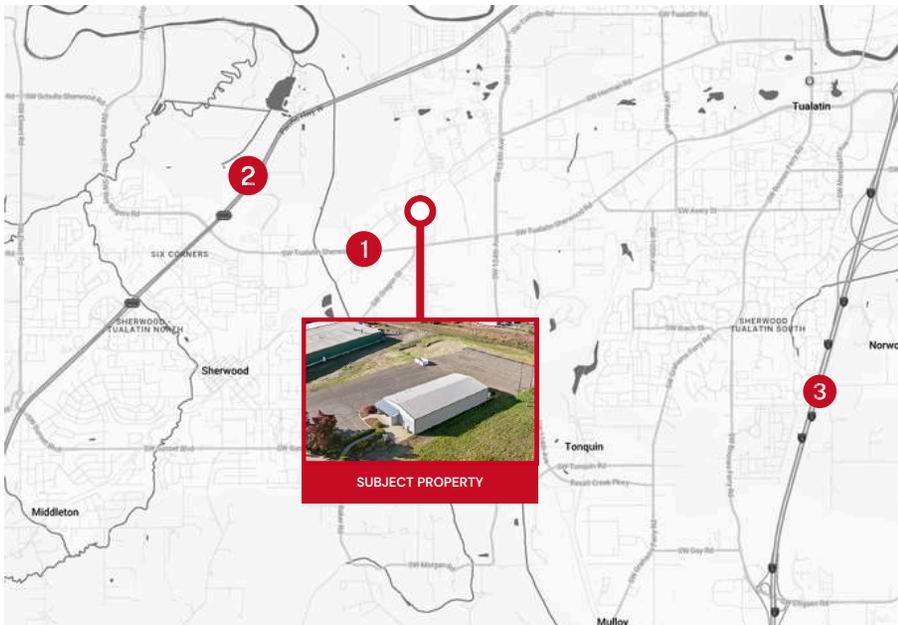
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Demographic and Traffic Count Report

No.	Corridor	AADT (Est.)	Description
1	Tualatin–Sherwood Rd	±34,000 VPD	Major industrial artery linking Sherwood and Tualatin.
2	Highway 99W	±45,000 VPD	Key north–south commercial/industrial connector to Portland and Newberg.
3	I-5 (via Tualatin)	±140,000 VPD	Primary interstate access for freight and regional operations.

Metric	1 Mile	3 Mile	5 Mile
2024 Total Population	247	61,871	155,122
2029 Population (Proj.)	249	62,078	156,230
Population Growth 2024–2029	+0.81%	+0.33%	+0.71%
Average Age	41	41	40
2024 Total Households	98	23,680	59,871
Household Growth 2024–2029	+1.02%	+0.39%	+0.75%
Median Household Income	\$93,333	\$94,816	\$102,135
Average Household Size	2.50	2.60	2.50
2024 Average Vehicles / HH	2.0	2.0	2.0
Median Home Value	\$499,999	\$500,459	\$566,097



Discover Growth & Opportunity

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About Sherwood, Oregon

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Sherwood is a thriving suburban city in Washington County, located approximately 17 miles southwest of Portland in the Tualatin Valley. Originally incorporated in 1893, the city was renamed Sherwood for its resemblance to the famous English forest. Today, Sherwood preserves its historic charm, especially in the nine-block "Old Town" area, while experiencing significant modern residential and industrial growth. Its strategic location serves as a gateway to the northern Willamette Valley wine country, enhancing its appeal to residents and visitors alike.

Renowned for its excellent quality of life, Sherwood offers a safe, family-friendly atmosphere supported by highly-rated public schools and a strong sense of community. Residents enjoy outdoor attractions like the Tualatin River National Wildlife Refuge, as well as cultural amenities provided by the Sherwood Center for the Arts and annual events like the Robin Hood Festival. Economically, Sherwood has diversified from its agricultural roots. It is now positioned within the "Silicon Forest" corridor, supporting growth in advanced manufacturing and high-tech sectors, making it consistently ranked as one of Oregon's most desirable places to live.



Discover Sherwood's Growth and Opportunity

Strategic Industrial and High-Tech Corridor

Sherwood is cultivating an innovative economic base by focusing on advanced sectors within designated employment areas.

- Focus on High-Value, Traded-Sector Jobs: The Tonquin Employment Area (TEA) is explicitly zoned and planned to attract companies in advanced manufacturing, bio-pharmaceuticals, robotics, and clean technology. This focus targets high-wage, family-supporting jobs that diversify the local economy and strengthen the city's presence in the regional "Silicon Forest."
- Expansion of Industrial Land Supply: The city is actively working to address the regional deficit in large, buildable industrial parcels. By promoting development in the TEA and integrating suitable employment land into the future Sherwood West expansion, Sherwood ensures it has the physical capacity to meet the growing demand from high-tech and logistics firms.

Sherwood West Master Plan

The upcoming expansion into the Urban Reserve area offers a planned blueprint for future balanced and sustainable growth.

- Integrated Jobs-Housing Balance: The plan for the 1,291-acre Sherwood West area is projected to create a balanced community with an estimated 4,500 new jobs and a potential of 3,120 to 5,580 new housing units. This strategic mix aims to allow residents to live, work, and shop locally, reducing regional commuting and supporting a diverse local tax base.
- Diverse Housing Inventory: To meet modern state and regional housing needs, the plan incorporates a wider range of housing types beyond traditional single-family homes. This includes areas reserved for middle housing (such as townhomes, duplexes, and triplexes) and cottage clusters, providing more affordable entry points for first-time buyers and greater options for seniors.



High Quality of Life and Workforce Appeal

Leveraging its position as the northern entry point to the famed Willamette Valley, Sherwood is developing its hospitality sector.

- **Developing a Hospitality Zone:** A specific "Gateway to Wine Country" hospitality zone is a core component of the Sherwood West plan. This area is intended to attract and facilitate the development of tasting rooms, boutique hotels, specialty agriculture retail, and high-end restaurants that cater to wine tourists traveling along Highway 99W.
- **Enhancing Local Commercial Vibrancy:** This strategic focus on tourism creates a synergistic effect with the historic Old Town and local businesses. By capturing visitor traffic, the city bolsters its overall commercial sector, providing more amenities and lifestyle options for both residents and visitors, and strengthening its brand identity.



Gateway to Wine Country Tourism

Sherwood's foundational community characteristics are a strong draw for both talent and businesses seeking a stable environment.

- **Retention of Skilled Workforce:** The city's top-tier public schools, safe neighborhoods, and robust park system (including the Tualatin River National Wildlife Refuge) contribute to its consistent ranking as a desirable place to live. This high quality of life is a critical non-financial incentive for attracting and retaining the educated, skilled workforce required by high-tech and manufacturing firms.
- **Business-Friendly Regulatory Environment:** The city actively supports economic development through streamlined processes, such as fast and predictable permitting. This focus on reducing bureaucratic friction makes Sherwood an appealing location for developers and businesses that require efficiency to meet construction and expansion timelines.





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