

Light Works Building

20525 SW CIPOLE RD, SHERWOOD, OR 97140

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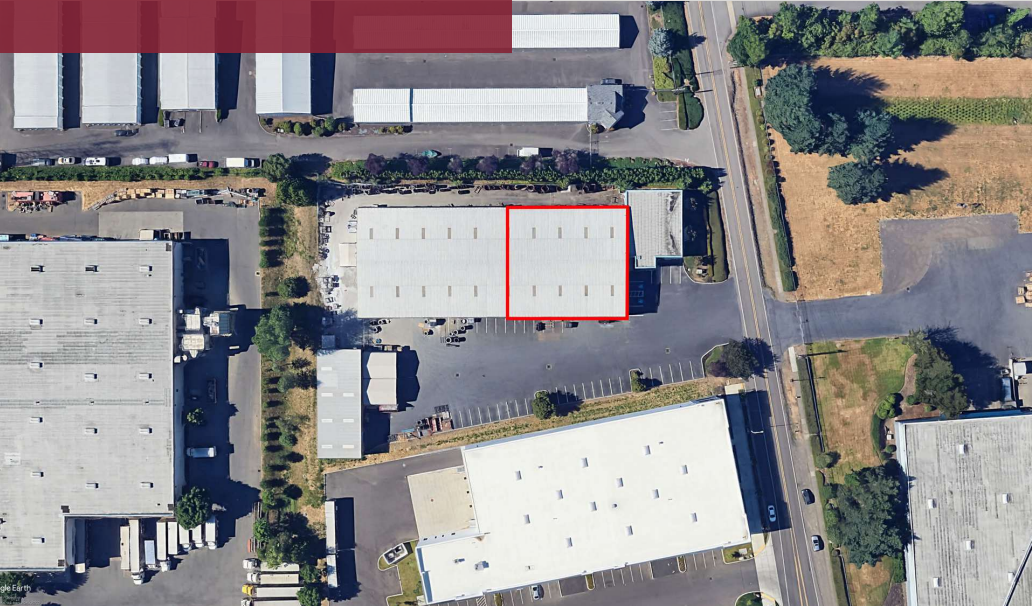
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FOR LEASE

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COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

20525 SW Cipole Rd, Sherwood , OR 97140



PROPERTY DESCRIPTION

Excellent industrial space with heavy power (600 amps 480/277 3 phase), large grade level doors, and flexible climate-controlled office space. Gas Heating in warehouse.

PROPERTY HIGHLIGHTS

- Power: 3 Phase 600 amps 480/277
- Office Size: 1,250-2,500 SF
- Clear Height: 21'-24'
- Drive-in Doors: 12'x14'
- Steel and concrete construction
- NNNs approximately \$0.15/SF/month

OFFERING SUMMARY

Lease Rate:	\$0.95 SF/month (NNN)
Available SF:	13,750 SF
Lot Size:	1 Acres
Building Size:	13,750 SF



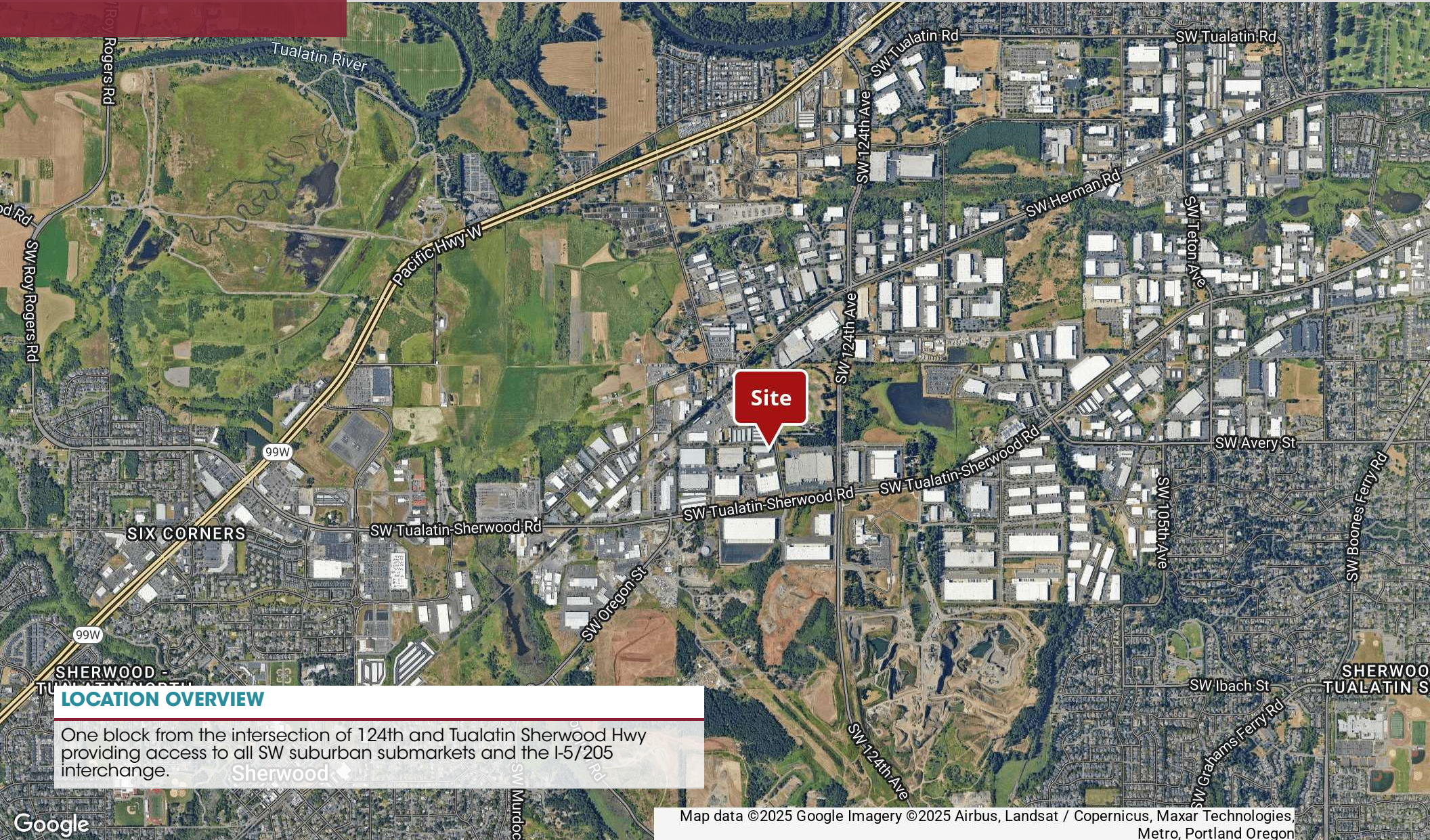
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LOCATION OVERVIEW

One block from the intersection of 124th and Tualatin Sherwood Hwy providing access to all SW suburban submarkets and the I-5/205 interchange.

Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies, Metro, Portland Oregon



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