

TUALATIN LOGISTICS PARK

20400 SW CIPOLE ROAD | TUALATIN, OR

Tualatin's Newest Modern Cross-loaded Logistics Facility

TUALATIN LOGISTICS PARK IS ANTICIPATED TO BREAK GROUND
SUMMER 2027!

THIS PROJECT IS SITUATED IN THE COVETED I-5 CORRIDOR SUBMARKET
ALONG THE I-5 FREEWAY SPINE JUST SOUTH OF PORTLAND.

[TUALATIN LOGISTICS PARK FLYOVER VIDEO TOUR](#) →



SCAN FOR TUALATIN LOGISTICS
PARK FLYOVER VIDEO TOUR

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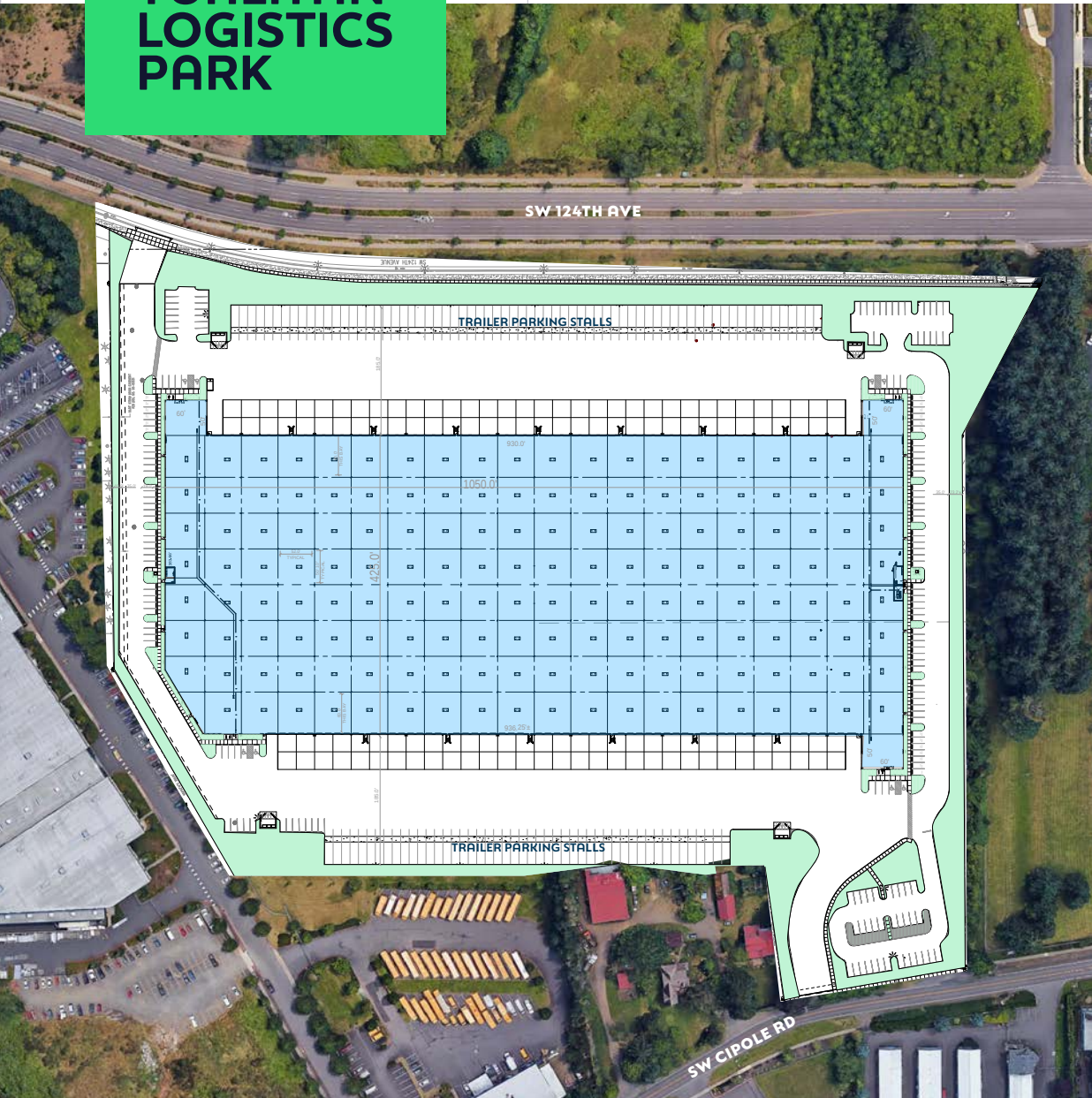


**Kidder
Mathews**



TUALATIN LOGISTICS PARK

SITE PLAN



452,795 SF

BUILDING SIZE

24.16 AC

TOTAL SITE SIZE

36'

CLEAR HEIGHT

4 Tenant

DIVISIBILITY

117

DOCK DOORS

4

GRADE DOORS

118

TRAILER PARKING SPACES

180

CAR PARKING SPACES



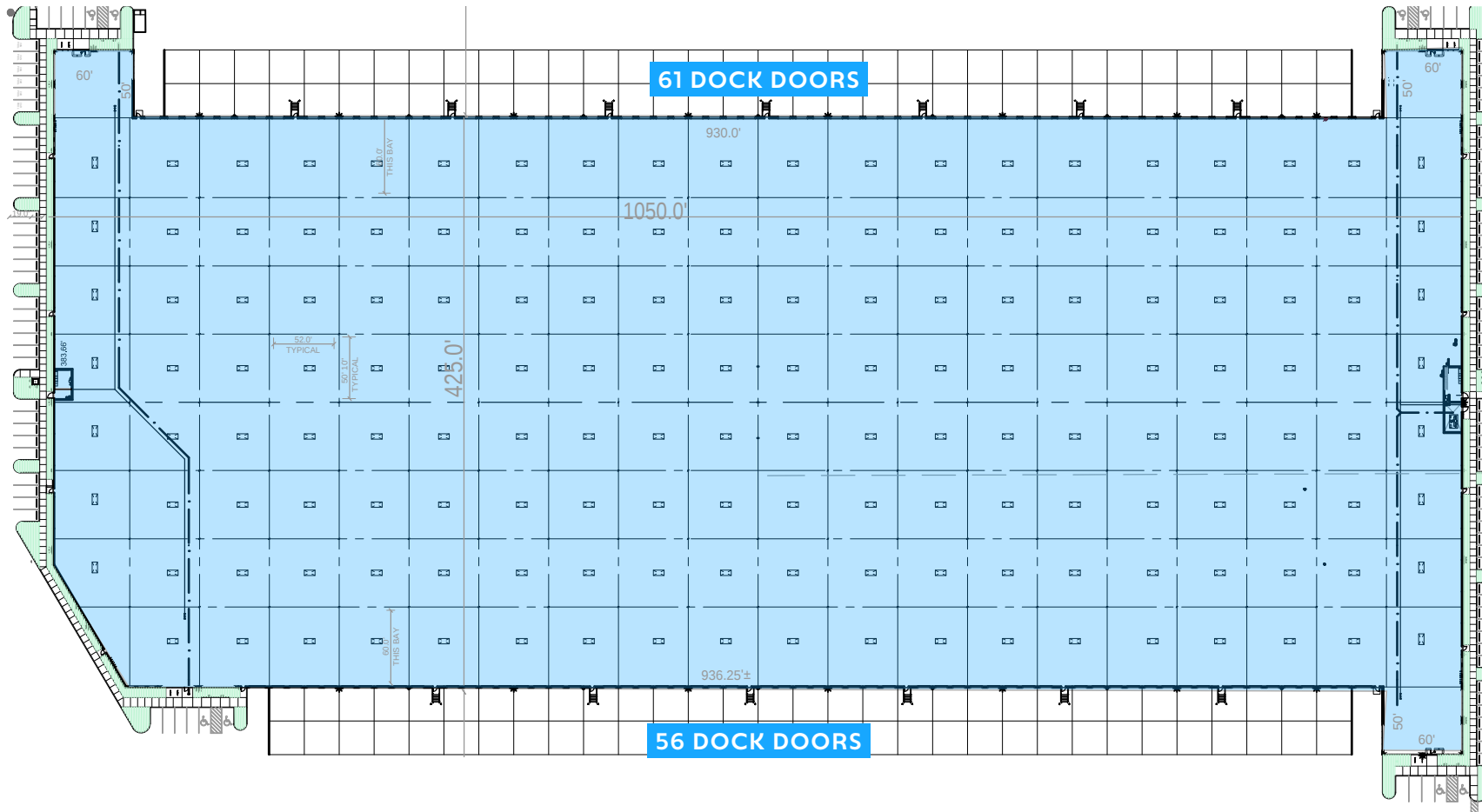
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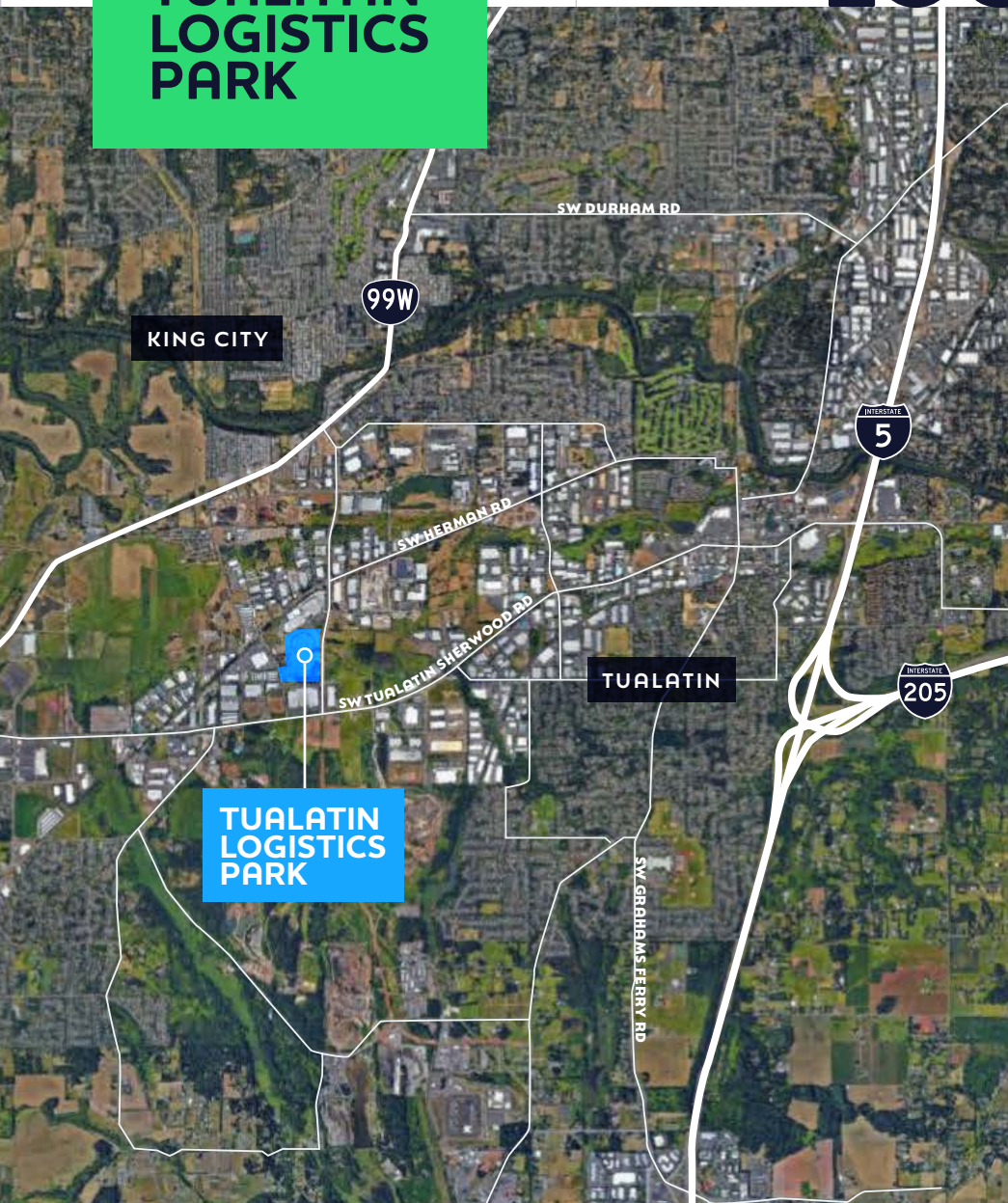
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TUALATIN LOGISTICS PARK

BUILDING PLAN



TUALATIN LOGISTICS PARK



LOCATION OVERVIEW



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TUALATIN LOGISTICS PARK

LOCATION OVERVIEW

Located in the City of Tualatin,
in the I-5 Corridor Submarket
just south of Portland

Excellent regional connectivity with close proximity to I-5
and convenient access to the I-205 interchange

Zoned MG (City of Tualatin), allowing a wide range of
distribution, logistics, manufacturing and other industrial uses

Strong labor pool available with an easy commute
mostly on the I-5 Freeway expanding the radius with
the average daily commute time

Highly qualified development team in Specht Development
providing certainty of quality and timely delivery

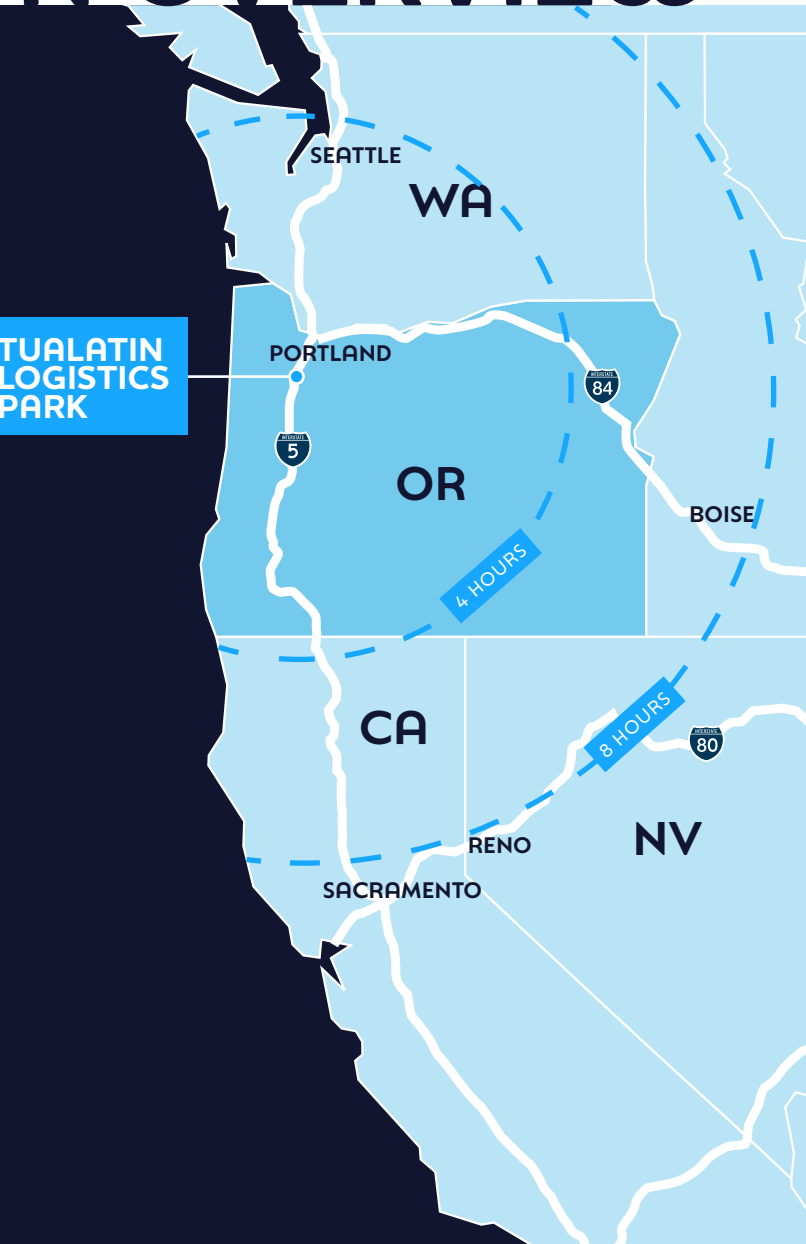
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13 MI
TO PORTLAND
CITY CENTER

175 MI
TO SEATTLE
CITY CENTER

560 MI
TO SACRAMENTO
CITY CENTER

TUALATIN
LOGISTICS
PARK



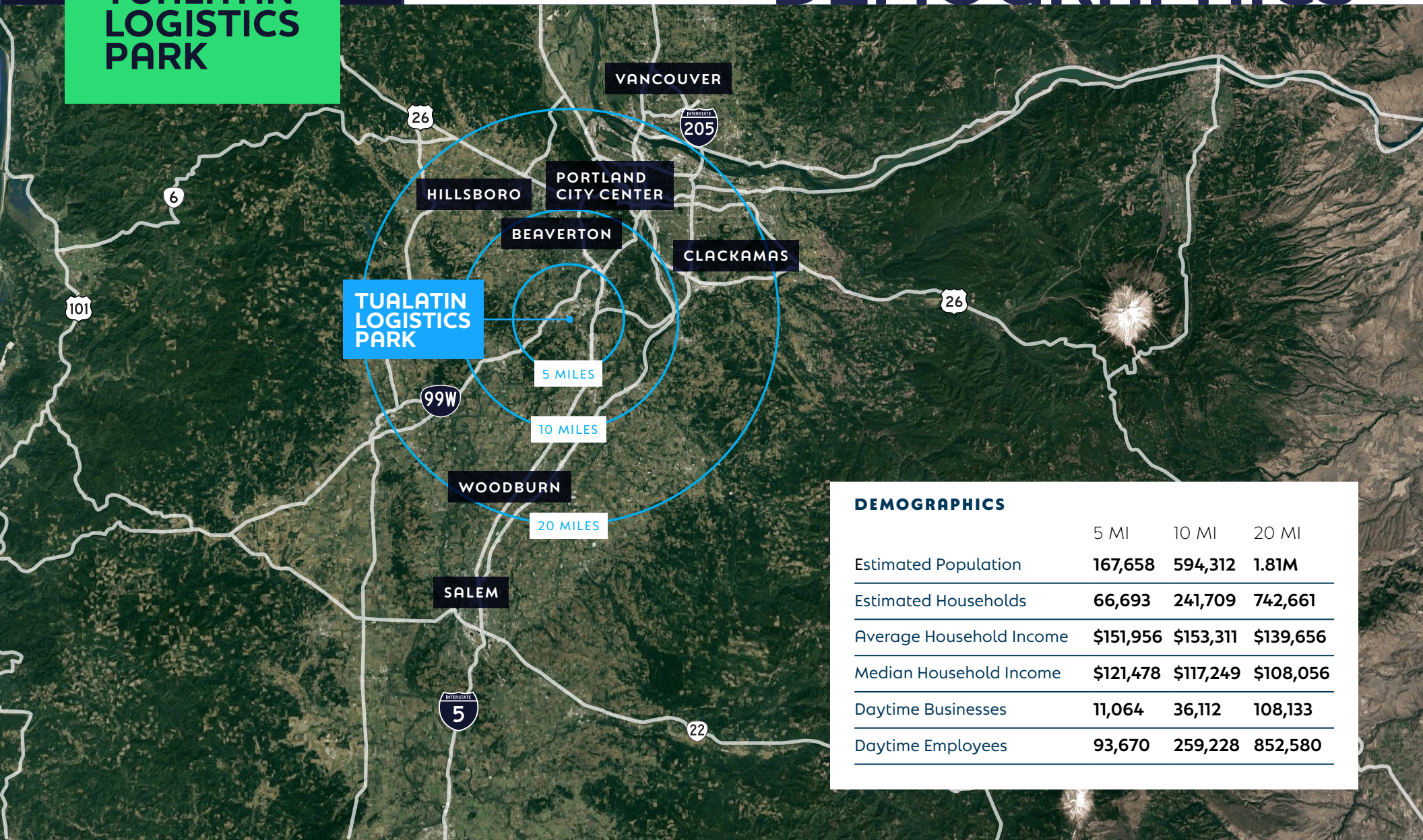
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TUALATIN LOGISTICS PARK

DEMOGRAPHICS



DEMOGRAPHICS

	5 MI	10 MI	20 MI
Estimated Population	167,658	594,312	1.81M
Estimated Households	66,693	241,709	742,661
Average Household Income	\$151,956	\$153,311	\$139,656
Median Household Income	\$121,478	\$117,249	\$108,056
Daytime Businesses	11,064	36,112	108,133
Daytime Employees	93,670	259,228	852,580

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