

21370 SW DAHLKE LANE

Sherwood, OR 97140

FOR SALE



INDUSTRIAL LAND FOR SALE

DETAILS

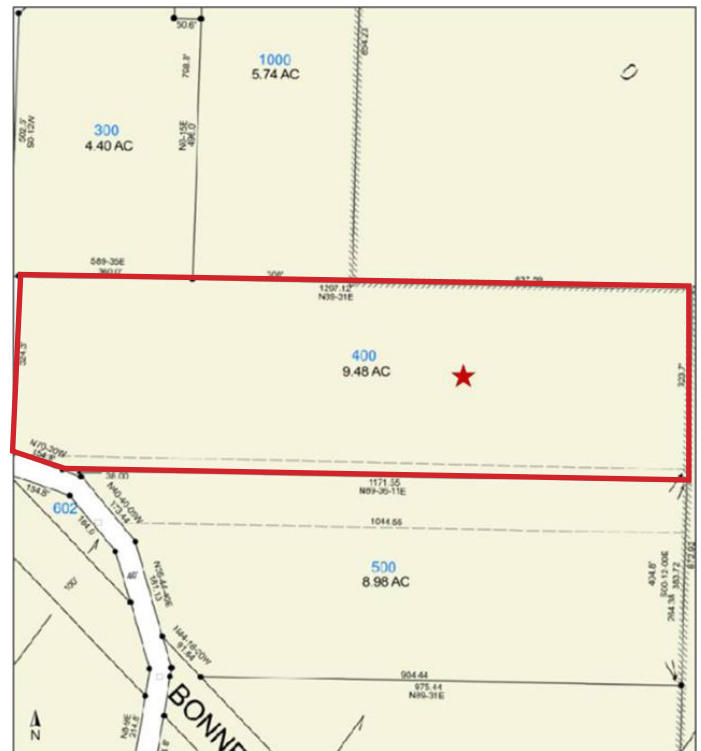
- Sale Price: \$4,100,000
- Lot Size: 9.48 Acres (± 412,949 SF)
- Zoning: FD-20 (Future Development)

FEATURES

- Ability to be annexed in the city of Sherwood immediately
- Economic development is a priority of Sherwood City Council

DEMOGRAPHICS

	5 miles	10 miles
2019 Population:	108,973	487,187
2024 Projected Population:	117,108	514,163
Average Household Income:	\$120,243	\$110,392
Median Household Income:	\$99,278	—
Total Businesses:	3,240	22,658
Total Employees:	38,011	221,402



10.29.2024

For more information or a property tour, please contact:

GREG NESTING

503.225.8440

GregN@norris-stevens.com



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

900 SW 5th Avenue • 17th Floor • Portland, OR 97204
503.223.3171 • norris-stevens.com

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ZONING & ANNEXATION

ZONING

- Current Zoning: FD-20; with annexation, zoning changes to Employment Industrial (EI)
- Employment Industrial (EI) - The EI zoning district provides employment areas that are suitable for, and attractive to, key industries and industry clusters that have been identified by the State of Oregon and the City's economic development strategy as important to the state and local economy. The following are preferred industry sectors for areas zoned EI: Clean Technology; Technology and Advanced Manufacturing; and Outdoor Gear and Active Wear.
- Land zoned EI shall provide for large and medium-sized parcels for industrial campuses and other industrial sites that can accommodate a variety of industrial companies and related businesses. Areas zoned EI are also intended to provide the opportunity for flex building space within small and medium-sized industrial campuses and business parks to accommodate research and development companies, incubator/emerging technology businesses, related materials and equipment suppliers, and/or spin-off companies and other businesses that derive from, or are extensions of, larger campus users and developments. Retail and commercial uses are allowed only when directly supporting area employers and employees.

FRAMEWORK FROM ANNEXATION

- Pre-app conference: \$400 – 2 weeks out from requisitioning – 2 weeks following receive final note *Not required but recommended
- Apply for annexation: \$7,500 deposit - 30 day completeness review, then 6-8 week waiting period for public hearing. Assuming approval, 4-8 weeks for administrative work
- Must show how to connect to city utilities now or in the future
- Show in path of development
- Recommended method Senate Bill 1573



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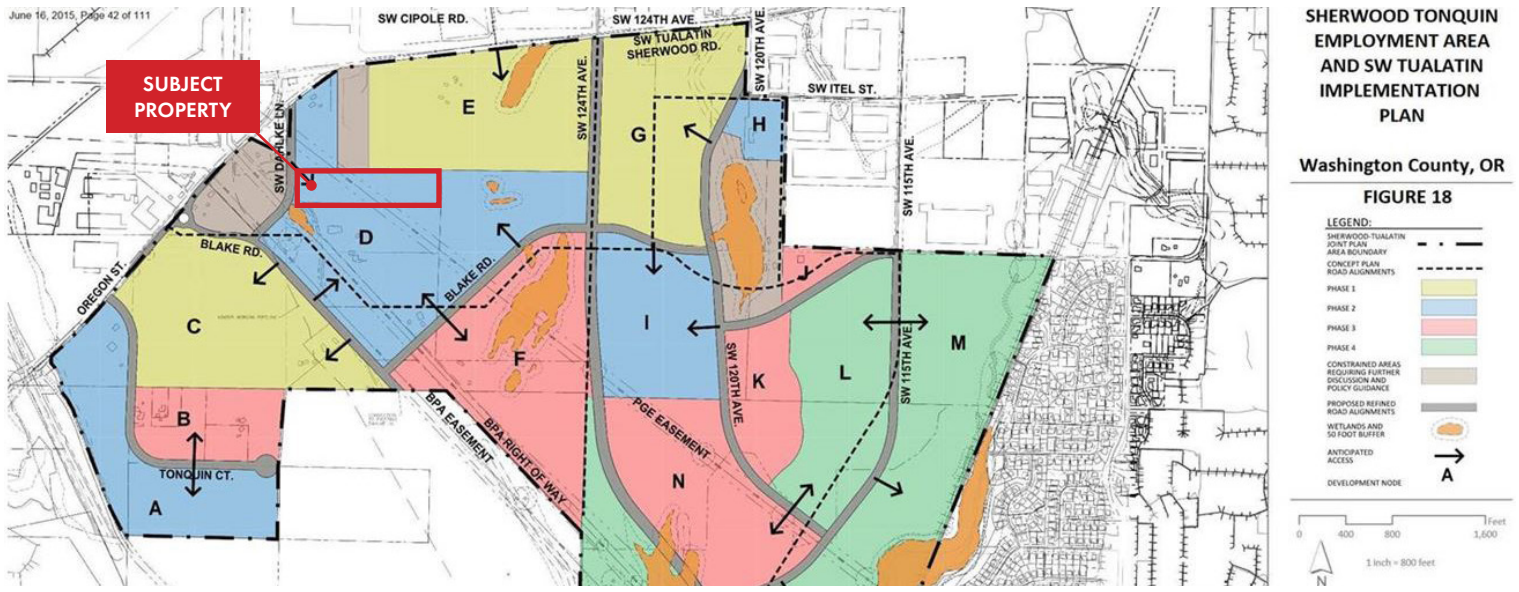
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PROPERTY ZONING

TONQUIN EMPLOYMENT AREA/SHERWOOD EAST INDUSTRIAL CLUSTER

The Tonquin Employment Area (TEA) is located in the area generally bounded by SW Tualatin-Sherwood Road on the north, SW Oregon Street on the west, SW 124th on the east and the Sherwood Urban Growth Boundary on the south. There are nearly 200 acres in the TEA being planned for industrial development. The City is very supportive of new light industrial park development in the TEA and is prepared to work in cooperation with property owners and developers to encourage such high quality development. The TEA is centrally located in the SW Tualatin/Sherwood Industrial Market. The City has been working with property owners to actively annex privately owned properties into the City for future industrial park development. Once annexed, properties are zoned E-I (Employment-Industrial) in the City of Sherwood. Over 160 acres have been annexed by the City in the past 2 years – much of which was within the past year. The primary sites in the TEA are those having direct frontage on SW Tualatin-Sherwood Road, SW Oregon Street, and SW 124th Avenue. There is a need for the development of new roads and utilities to serve the interior of the TEA including the construction of Ice Age Drive and Tonquin Court, among other future roads. In addition, some areas are impacted by the Missoula Flood scablands and the various Bonneville Power Authority and PGE power lines. The following is a list of development activity underway/planned in the TEA – both along the frontage SW Tualatin-Sherwood Road, SW 124th Avenue, and SW Oregon Street:



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PROPERTY PHOTOS



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