



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

13735 SW Galbreath Dr
Sherwood, OR 97140

FOR LEASE

Property Features

-  20,000 SF Paved Lot
-  ±5,000 SF Shell
-  Sherwood GI

Property Description

This ±5,000 SF industrial building delivers a rare combination of high-power warehouse space and professional office areas within Sherwood's General Industrial (GI) zone. The building includes 4,000 SF of insulated warehouse and 1,000 SF of finished office space, designed for machining, fabrication, light manufacturing, or any user needing climate-controlled production and robust power infrastructure.

Key warehouse features include 800A, 480/277V, 3-phase service with 220V and 440V drops and feeds throughout (power specifications to be verified by a licensed electrician prior to occupancy). Additional highlights include LED high-bay and workstation lighting, two oversized grade-level doors, and a fully insulated warehouse serviced by a commercial heat pump for full climate control."

The dedicated office suite includes a private entry, conference room, multipurpose room, kitchen/breakroom, two single-fixture restrooms, and separate HVAC.

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.

Cameron Schwab | Commercial Broker & Advisor

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Each Office Is Independently
Owned and Operated.



Property Details

Existing Structure Size	±5,000 SF Shell	Zoning	Sherwood GI – General Industrial
Land Area	20,000 SF Paved Lot	Parcel No.	R2051436





Current
Paved
Lot
(20k sf)

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

