

SW Cipole Rd Yard & Shop

19935 SW CIPOLE RD / SHERWOOD, OR 97140



INDUSTRIAL YARD & SHOP FOR LEASE

CONTACT

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Property snapshot

This 3.06-acre fully fenced and graveled contractor's shop features 5,080 SF of shop/warehouse, 1,900 SF of office, and 2.4 acres of yard area. Located on Tualatin-Sherwood Road near Highway 99W, you can reach most southwest Portland suburbs in 30 minutes or less—ideal for serving the region.

Sherwood is one of Oregon's fastest-growing communities with strong commercial and industrial growth. The strategic location provides excellent access to I-5, I-205, and surrounding markets, making it perfect for contractors and service-based businesses looking to capitalize on the region's expansion.

CURRENT AVAILABILITY

Fully fenced and graveled 3.06 acre site

5,080 SF - shop/warehouse • 1,900 SF - office • 2.4 acres - yard

Rate: Call for rate

HIGHLIGHTS

- Strategic highway location - easy access to Highway 99W and Tualatin-Sherwood Road with drivetime to most SW Portland suburbs in 30 minutes or less
- Perfect for service-based businesses - ideal for contractors, landscapers, HVAC, plumbing, construction, and trades serving the growing SW Portland metro
- High-growth Sherwood market - positioned in Oregon's fastest-growing community with strong industrial demand and proximity to I-5 and I-205

Photos



Location map



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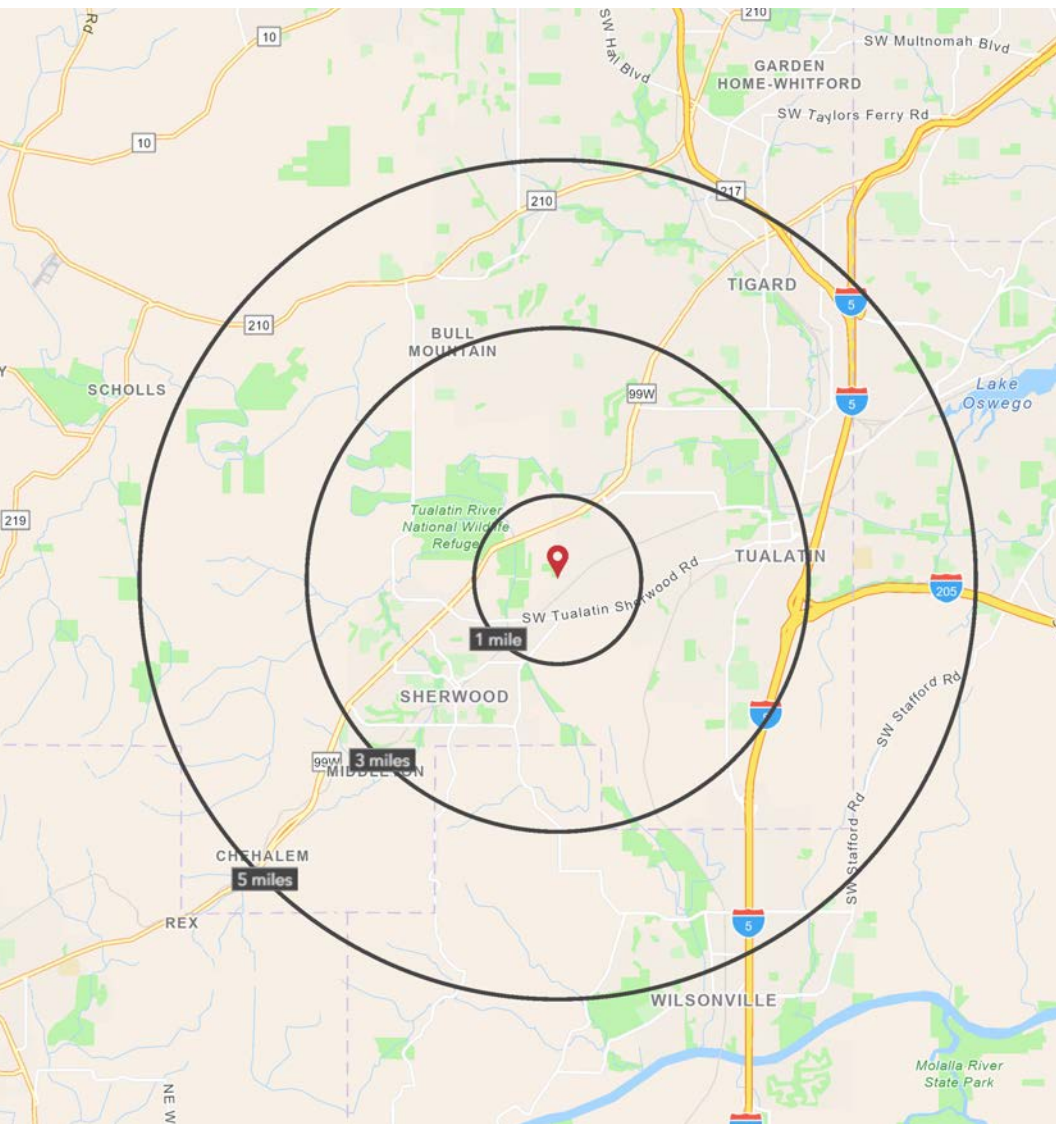
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Demographics — Radius rings



	1 MILE	3 MILE	5 MILE
2026 TOTAL DAYTIME POPULATION	774	69,506	169,889
2031 EST. TOTAL POPULATION	812	70,835	173,296
2026 AVG HOUSEHOLD INCOME	\$102,580	\$154,315	\$161,801
2026 MEDIAN HOME VALUE	\$581,250	\$655,360	\$666,698
2026 TOTAL HOUSEHOLDS	373	26,234	66,241
2026 DAYTIME POPULATION	5,271	37,368	113,533
2026 SOME COLLEGE OR HIGHER	66%	79%	81%

Source: ©2026 Esri

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