

INDUSTRIAL PROPERTY | FOR SALE

15205 SW Arrow St, Sherwood, OR 97140

ABSOLUTE NET INDUSTRIAL INVESTMENT

NEW CONSTRUCTION
FRESH 5-YEAR LEASE AT CLOSING



PRESENTED BY:



TRADITION
REAL ESTATE PARTNERS

RICH KARLSON

503.804.4653

rich@traditionrep.com

Principal Broker (OR) | Broker (WA)

AJ NASH

503.559.9279

aj@traditionrep.com

Managing Principal Broker

PROPERTY OVERVIEW

15205 SW Arrow St, Sherwood, OR 97140

ABSOLUTE NET INVESTMENT - The tenant is the original developer and builder of the facility, representing a rare level of tenant commitment and long-term operational investment in the property.

15205 SW Arrow Street presents an opportunity to acquire a newly constructed, stabilized industrial investment in the highly desirable Sherwood industrial submarket. Completed in 2023 and now fully occupied by the ownership group operating their business from the facility, the property is being offered as an Absolute Net investment, providing investors with predictable passive income and minimal landlord responsibilities.

Lease Structure - The current tenant has successfully operated their business from the property since the building's completion and has demonstrated the ability to support all operating expenses under the Absolute Net structure. Although the existing lease has approximately three years remaining, the tenant (who is also the current ownership group) has agreed to execute a new five-year lease at closing with two additional five-year renewal options, providing the purchaser with a renewed lease horizon and long-term occupancy stability.

The building totals 18,141 square feet, consisting of approximately 10,837 SF of modern office and 7,304 SF of warehouse space, situated on 0.92 acres with 40 on-site parking spaces. The facility features high-end steel construction, modern architectural design, and a highly functional industrial layout.

With strong in-place income of approximately \$384,954 annually, the offering represents a ~5.50% capitalization rate on a brand-new building with significant remaining lease term and contractual rent increases.

This investment provides a rare opportunity to acquire new-generation industrial product with stabilized occupancy, passive income, and minimal management requirements in one of the Portland metro area's strongest industrial markets.



OFFERING SUMMARY

15205 SW Arrow St, Sherwood, OR 97140

OFFERING SUMMARY

Sale Price: ————— \$7,000,000

Building Size: ————— 18,141 SF

Lot Size: ————— 0.92 Acres

Price/SF: ————— \$385.87

Cap Rate: ————— 5.5%

NOI: ————— \$384,954

Zoning: ————— LI

Market: ————— Portland

PROPERTY HIGHLIGHTS

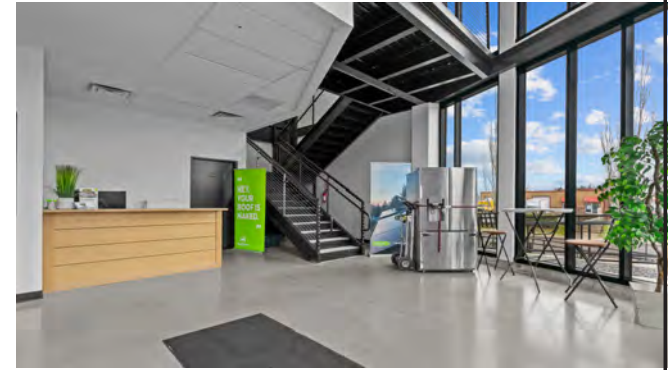
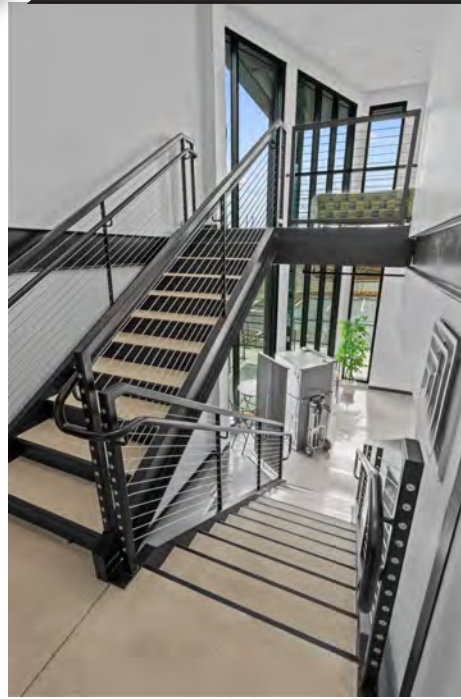
15205 SW Arrow St, Sherwood, OR 97140

- Absolute Net (NNN) Lease Structure - tenant responsible for operating expenses
- Stabilized Income - approximately \$384,954 annual NOI
- New 5-Year Lease Executed at Closing - The tenant has agreed to execute a new five-year lease at closing with two additional five-year options to renew, providing the buyer with a fresh lease term and long-term income potential.
- 5.50% Pro-Forma Cap Rate on new construction
- Newly Completed Industrial Facility with modern design and construction
- 18,141 SF Total Building Area
- 10,837 SF Office | 7,304 SF Warehouse
- 0.92 Acre Site with 40 Parking Spaces
- High-Quality Steel Construction with premium standing seam roof
- 35'11" Clear Height with four roll-up doors
- 100kW Solar Array reducing operating costs
- 3-Phase 600A 480/277 Power
- Located in the Sherwood industrial corridor, one of Portland's fastest growing employment areas



ADDITIONAL PHOTOS

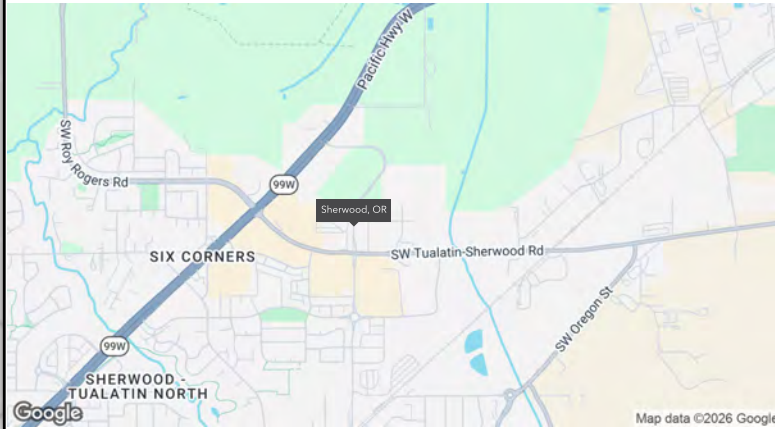
15205 SW Arrow St, Sherwood, OR 97140



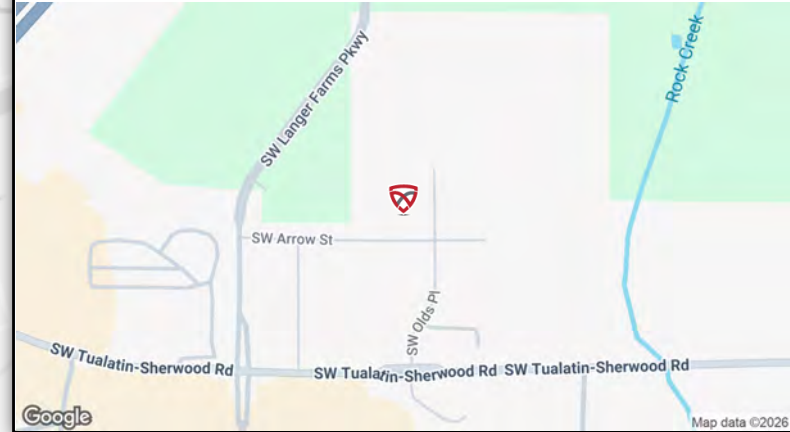
LOCATION INFO

15205 SW Arrow St, Sherwood, OR 97140

REGIONAL MAP



LOCATION MAP



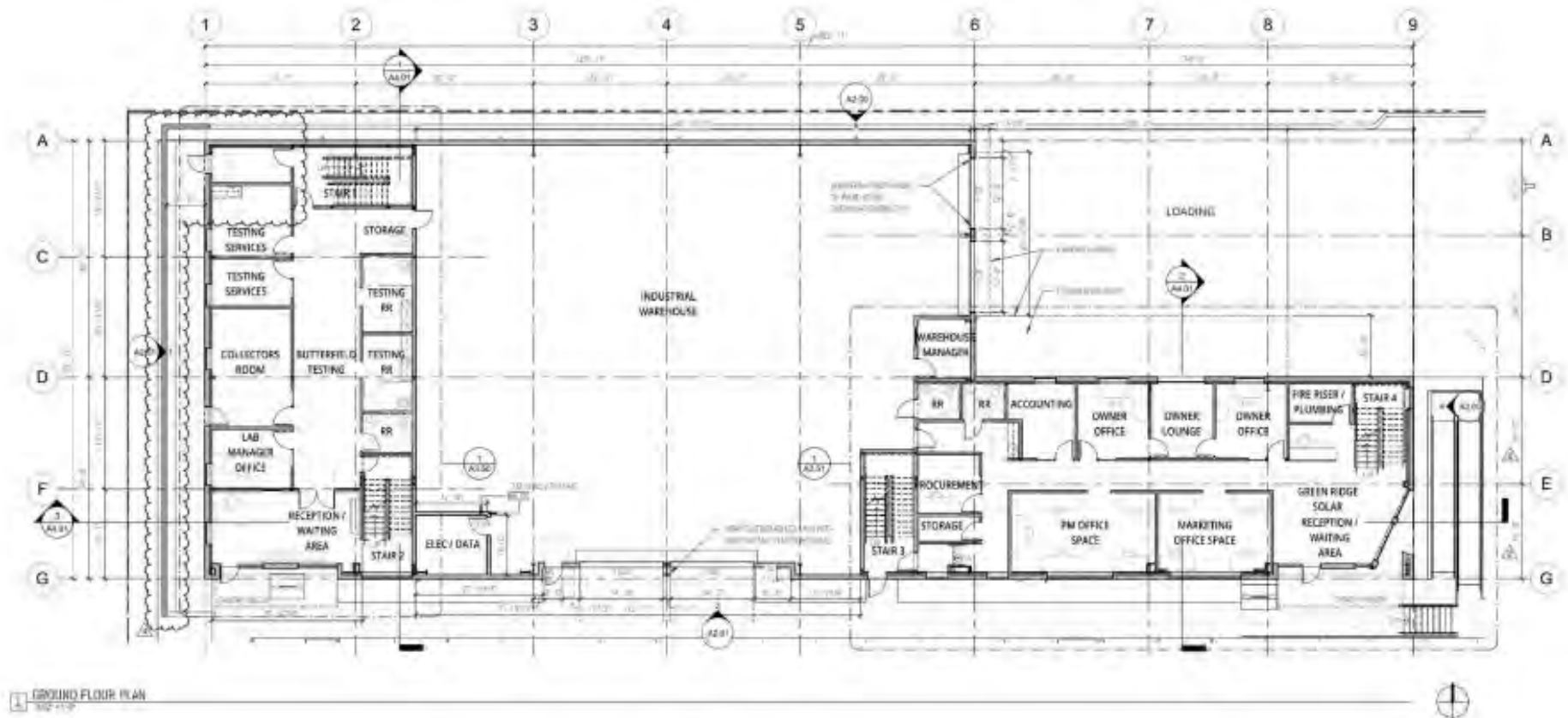
AERIAL MAP



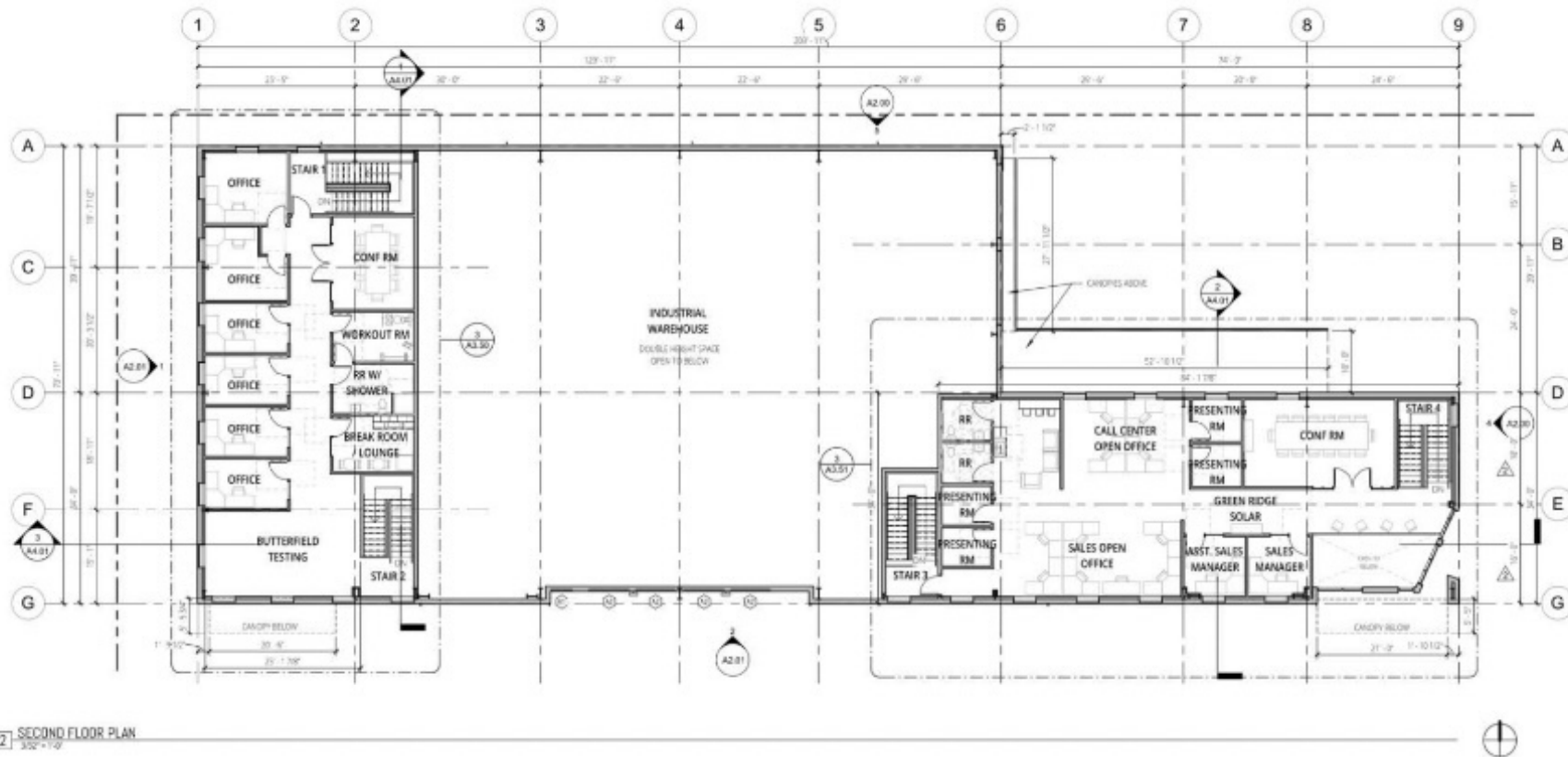
RETAILER MAP



GROUND FLOOR



SECOND FLOOR

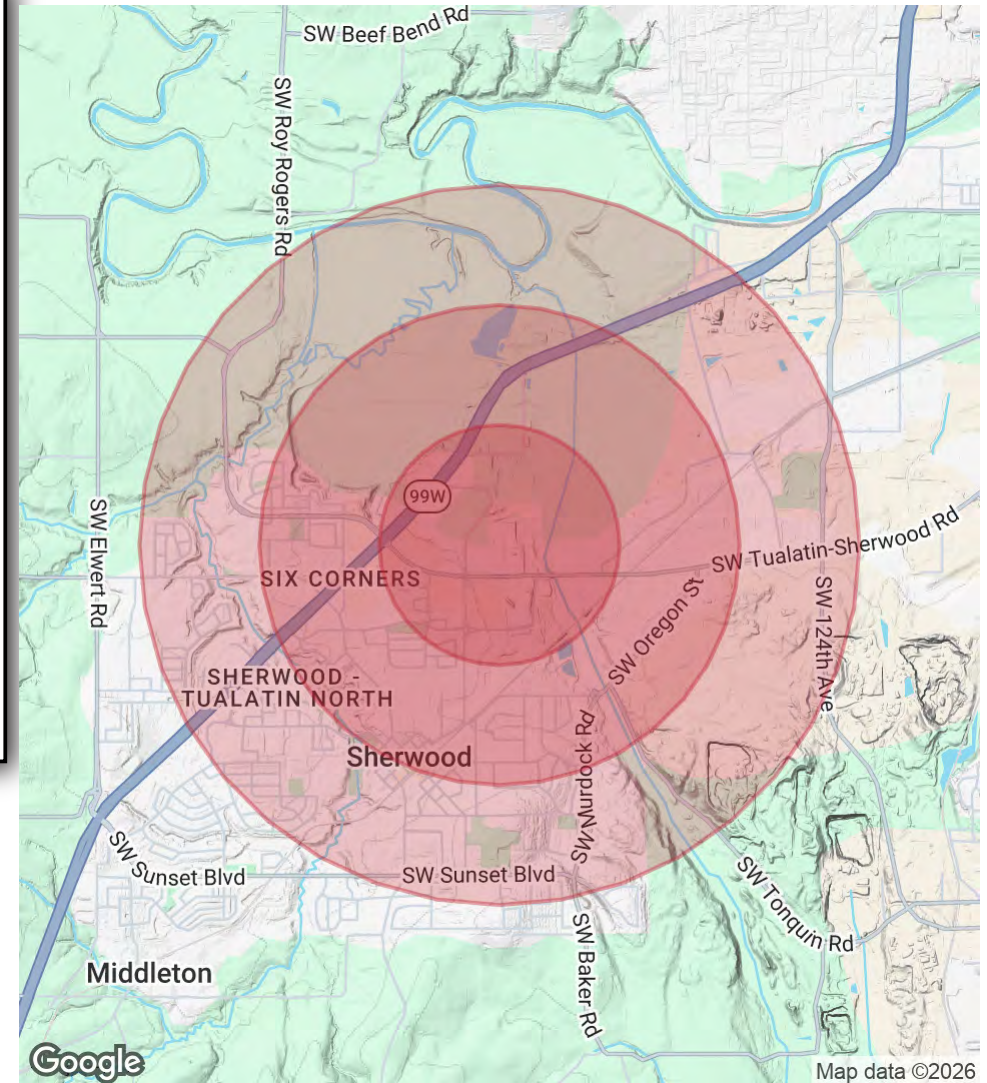


DEMOGRAPHICS

15205 SW Arrow St, Sherwood, OR 97140

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	989	5,040	13,570
Average Age	37.1	37.3	37.5
Average Age (Male)	40.4	37.0	36.5
Average Age (Female)	35.4	38.4	39.0
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	455	2,053	5,162
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$71,732	\$88,277	\$104,303
Average House Value	\$323,824	\$365,349	\$392,795


2020 American Community Survey (ACS)



FINANCIALS

15205 SW Arrow St, Sherwood, OR 97140

Pro Forma												Lease Details				
SPACE	Office SF	Wareh SF	Tenant	RSF	Base rent/SF	Monthly Base Rent	NNN/SF	MONTHLY NNN'S	MONTHLY TOTAL RENT	ANNUAL Gross Rents	Utilities	Escalation	Term	Options	Start	Expiration
101	5448	6387	GRS	11,835	\$ 1.35	\$16,000	\$0.35	\$4,142	\$20,142	\$241,707	Yes	3% Annually	3 of 5 Years Remaining	Two 5yr	3/1/2024	2/28/2029
102	5231	304	Butterfield Solutions	5,535	\$ 1.81	\$10,000	\$0.35	\$1,937	\$11,937	\$143,247	Yes		Two 5yr	3/1/2024	2/28/2029	
TOTALS				18,141	\$1.43	\$26,000		\$6,080	\$32,080	\$384,954						


 Seller will sign a new 5 Year lease at closing

Last Updated: March 1, 2026

PRICE	\$ 7,000,000
Capitalization Rate (Pro Forma)	5.50%
Price Per Foot (18,141 RSF)	\$ 386
NET OPERATING INCOME SUMMARY	IN-PLACE
SCHEDULED INCOME	\$ 384,954
In-Place INCOME	\$ 384,954
Effective Gross Income (In-Place)	\$ 384,954
TENANT PAID EXPENSES	\$ 36,146
Property Taxes - included	
Property Insurance - Included	
CAM's - Included	
NET OPERATING INCOME	\$ 384,954

Schedule of Rents

	Monthly	Annually
Yrs 1-5	\$ 32,080	\$384,954.00
Yrs 6-10	\$ 35,287	\$423,449.40
Yrs 11-15	\$ 38,816	\$465,794.34
Yrs 16-20	\$ 42,698	\$512,373.77

AGENCY DISCLOSURE

15205 SW Arrow St, Sherwood, OR 97140

OREGON REAL ESTATE AGENCY Initial Agency Disclosure Pamphlet

Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you at first contact as required by Oregon Administrative Rule (OAR) 863-015-0215.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Fair Housing Statement

Oregon's laws protect you from being treated differently because of your race, color, religion, sex, national origin, source of income, domestic violence survivor status, marital status, sexual orientation, or gender identity, or whether you have kids or a disability.

If you think you are being discriminated against when looking for a home or applying for home financing, you can file a complaint with the Oregon Bureau of Labor and Industries at <https://complaints.boli.oregon.gov>.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent -- Represents the seller only.

Buyer's Agent -- Represents the buyer only.

Disclosed Limited Agent -- Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, agents must maintain confidential information about their clients.

"Confidential information" is information communicated to a real estate agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell.

"Confidential information" does not mean information that:

- The buyer instructs the agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer.
- The agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller's Agent

Under a written listing agreement (seller representation agreement), an agent represents the seller only. A listing agreement must be entered into prior to the agent acting on behalf of the seller in offering the real property for sale or in finding and obtaining a buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties, and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;

6. To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
7. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
8. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of a Buyer's Agent

Under a written buyer representation agreement, an agent represents the buyer and the buyer's interests only, regardless of the source of compensation. A representation agreement must be entered into before, or as soon as reasonably practicable after, the licensee has started efforts to assist the buyer in purchasing property or in identifying property for purchase.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties, and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent. Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer. Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

An agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written Disclosed Limited Agency Agreement signed by both seller and/or buyer(s). A signed Disclosed Limited Agency Agreement is in addition to the required written listing agreement and buyer representation agreement(s). Disclosed Limited Agents have the following duties to their clients:

1. To the seller, the duties listed above for a seller's agent;
2. To the buyer, the duties listed above for a buyer's agent; and
3. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
 - a. That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - b. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - c. Confidential information as defined above. the respective person, the duty not to disclose to the other person:

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise. When different agents under the same principal broker establish agency relationships with different parties in the same transaction, only the principal broker acts as a Disclosed Limited Agent for both buyer and seller. The other agents continue to represent only their original party unless all parties agree otherwise in writing. The principal broker and the agents representing either party owe the following duties to both seller and buyer:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

OUR TEAM

15205 SW Arrow St, Sherwood, OR 97140



AJ NASH

PRINCIPAL BROKER | PARTNER

AJ@TraditionREP.com
503.559.9279

Managing Broker for Commercial activities with a primary focus on investment real estate and development.



RICH KARLSON

PRINCIPAL BROKER | PARTNER

Rich@TraditionREP.com
503.804.4653

Supports all Commercial activities and Tradition's primary Commercial Broker in the Portland/Vancouver area.

Licensed in OR & WA.



PAULA MOSELEY

COMMERCIAL BROKER

Paula@TraditionREP.com
503.910.3055

Supports all Commercial activities and is the primary Leasing Broker for the team.



DAVE SMITH

PRINCIPAL BROKER
Residential & Commercial

Dave@TraditionREP.com
503.999.7099

Supports commercial sales and leasing with an emphasis on land development and projects involving residential overlap.



MATT BASSIST

COMMERCIAL BROKER

Matt@TraditionREP.com
503.998.9817

Commercial Advisor in Portland and our newest team member, bringing a fresh perspective and 25 years of experience in Willamette Valley office and industrial real estate.



SUNNY TUCKER

COMMERCIAL TRANSACTION COORDINATOR

Sunny@TraditionREP.com
503.508.9773

Transaction Coordinator for both lease and sale transactions.



JANEL RODEN

CHIEF OPERATING OFFICER | PRINCIPAL BROKER

Janel@TraditionREP.com
O: 503.877.4653

Serves as the internal marketing expert, primary contact for all accounting items and supports compliance oversight.

Licensed in OR & WA

COMMERCIAL REAL ESTATE



