



FOR SALE

20670 SW OLDS PL

SHERWOOD, OR 97140

SALE PRICE
\$1,249,736

LOT SIZE
1.51 Acres

STU PETERSON, SIOR
503.972.7288
stu@macadamforbes.com

ZACH REICHL
503.706.0562
zach@macadamforbes.com





PROPERTY DESCRIPTION

The property consists of approximately 1.51 acres of industrial land located within the City of Sherwood and zoned Light Industrial (LI). The site presents a compelling opportunity for an owner-user or developer seeking a well-located industrial parcel in a supply-constrained submarket.

The property was previously fully entitled for industrial development, and although construction was never commenced, a comprehensive due diligence package is available, including approved site plans. This allows a prospective buyer to significantly shorten the development timeline and reduce upfront entitlement risk.

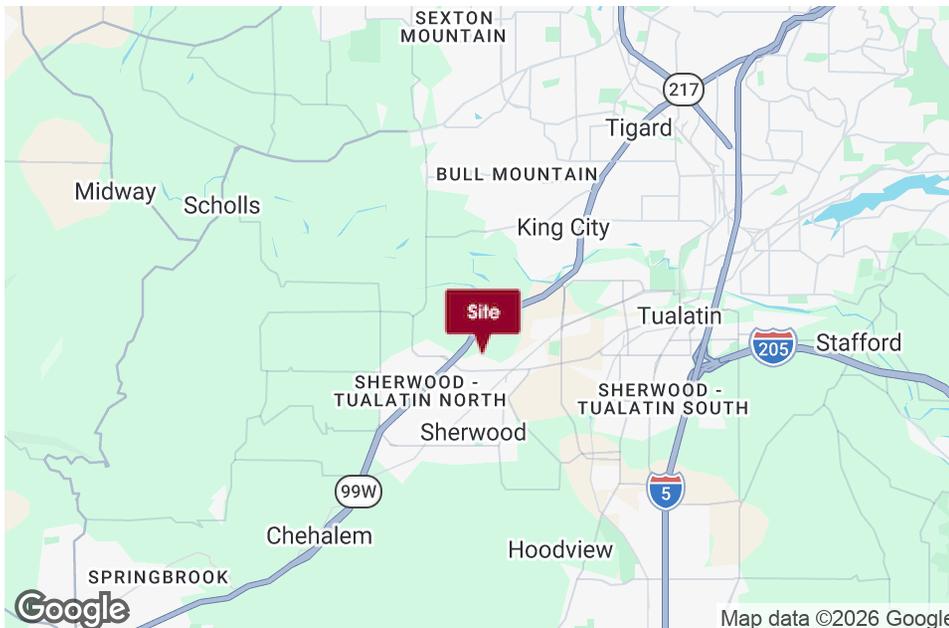
The site's zoning supports a wide range of light industrial uses, making it suitable for manufacturing, warehousing, service industrial, and flex industrial development.

PROPERTY HIGHLIGHTS

- Entitlements: Previously fully entitled for industrial development.
- Due Diligence: Site plans and supporting DD materials available.
- Development Ready: Opportunity to leverage prior approvals and accelerate construction timeline.
- Market: Located in a highly desirable and supply-constrained industrial submarket.

OFFERING SUMMARY

Sale Price:	\$1,249,736 (\$19/SF)
Lot Size:	1.51 Acres
Zoning:	Light Industrial (LI), City of Sherwood



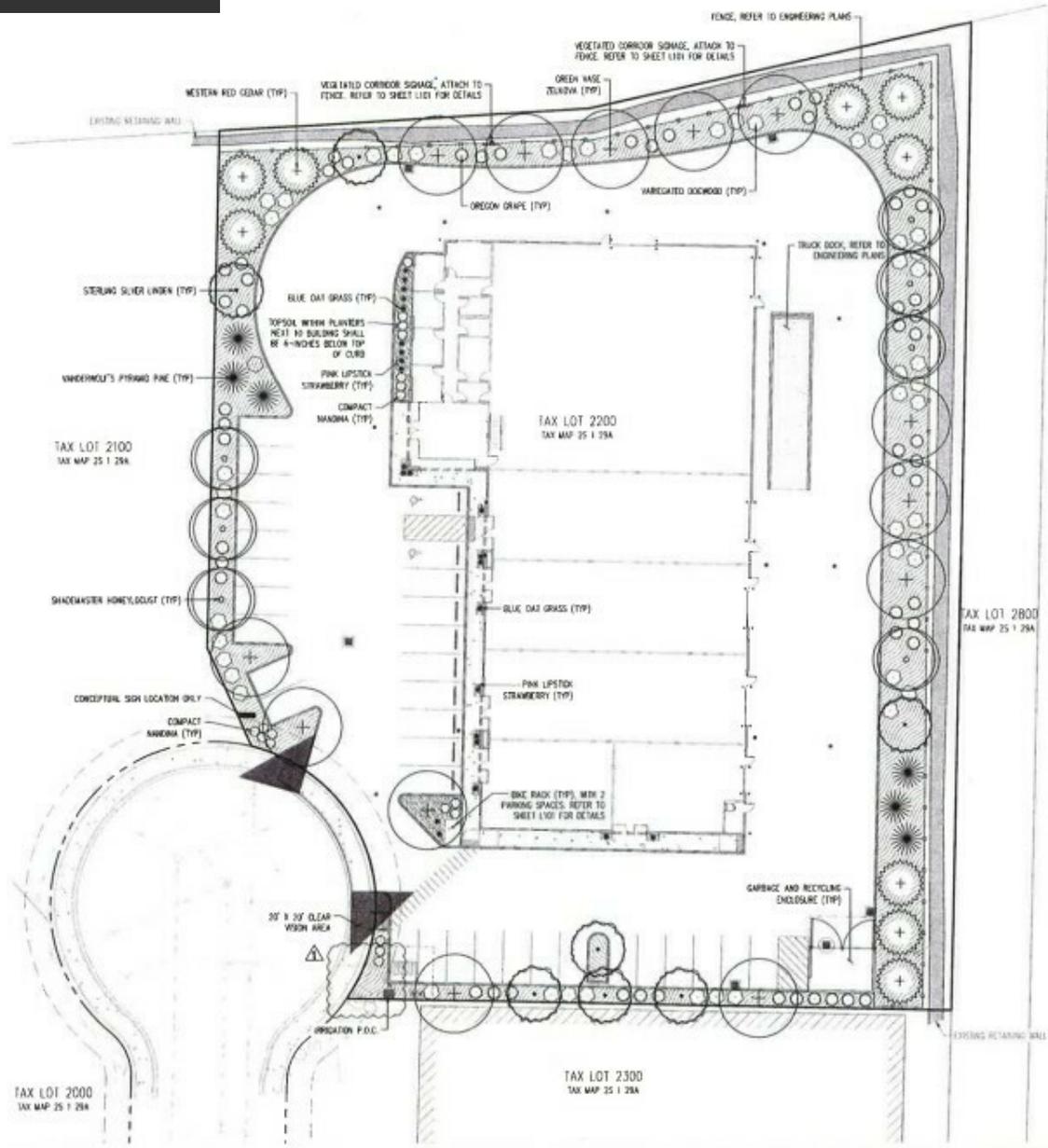
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Previously entitled 19,050 SF industrial building



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LOCATION OVERVIEW

The property is located in Sherwood, Oregon, within an established industrial and employment corridor serving the southwest Portland Metro Area. The site benefits from proximity to I-5, Hwy 99, Tualatin, and Wilsonville, providing efficient access to regional transportation routes and a strong labor pool. Sherwood is widely regarded as one of the most desirable industrial submarkets in the region due to limited land availability, business-friendly zoning, and proximity to major logistics and employment hubs.

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