

AVAILABLE FOR SALE/LEASE

NIMBUS



INDUSTRIAL

9800 SW NIMBUS AVENUE
BEAVERTON, OR 97008





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01

EXECUTIVE SUMMARY

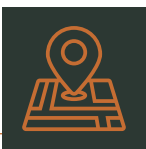
THE OFFERING

CBRE, as the exclusive advisor, is pleased to present the opportunity to acquire Nimbus Industrial, a strategically located ± 2.01 -acre industrial site in Beaverton, Oregon, situated directly off Highway 217. The property includes $\pm 44,171$ square feet of building space, featuring a mix of manufacturing, warehouse, and two-story office areas.

This offering is ideal for owner-users or developers, with the property also available for lease. In addition to the main parcel, the opportunity includes ± 1.36 acres of land across the street, suitable for parking or future expansion.



LOCATION HIGHLIGHTS



**0.4 miles from
Highway 217**



**2.3 miles from
Highway 99W**



**3.7 miles
from I-5**



**21 miles from Portland
International Airport**



Positioned within the robust Portland industrial market, Nimbus Industrial benefits from excellent transportation connectivity, a well-established logistics infrastructure, and access to a skilled labor pool.





02

PROPERTY DESCRIPTION

PROPERTY SUMMARY



JURISDICTION

City of Beaverton



PROPERTY ID

R1238280



ZONING

OI-WS - Office Industrial Washington Square



LAND AREA

± 2.01 Acres / ± 87,556 SF



TOTAL BUILDING SF

± 44,171



OFFICE SF

± 7,116 Upstairs / ± 6,617 Main Level



WAREHOUSE SF

± 37,554 SF



BUILT / RENOVATED

1984/2020

CONTACT FOR PRICING INFORMATION

ADDITIONAL LAND



LAND AREA

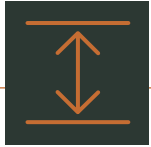
± 1.36 Acres



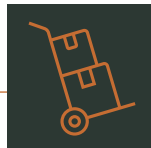
PROPERTY ID

R1238280

BUILDING FEATURES



Clear Height: 18'



Grade Door: 1



Dock High Doors: 4



Parking: ± 163 spaces



Power: 800 amps 480v

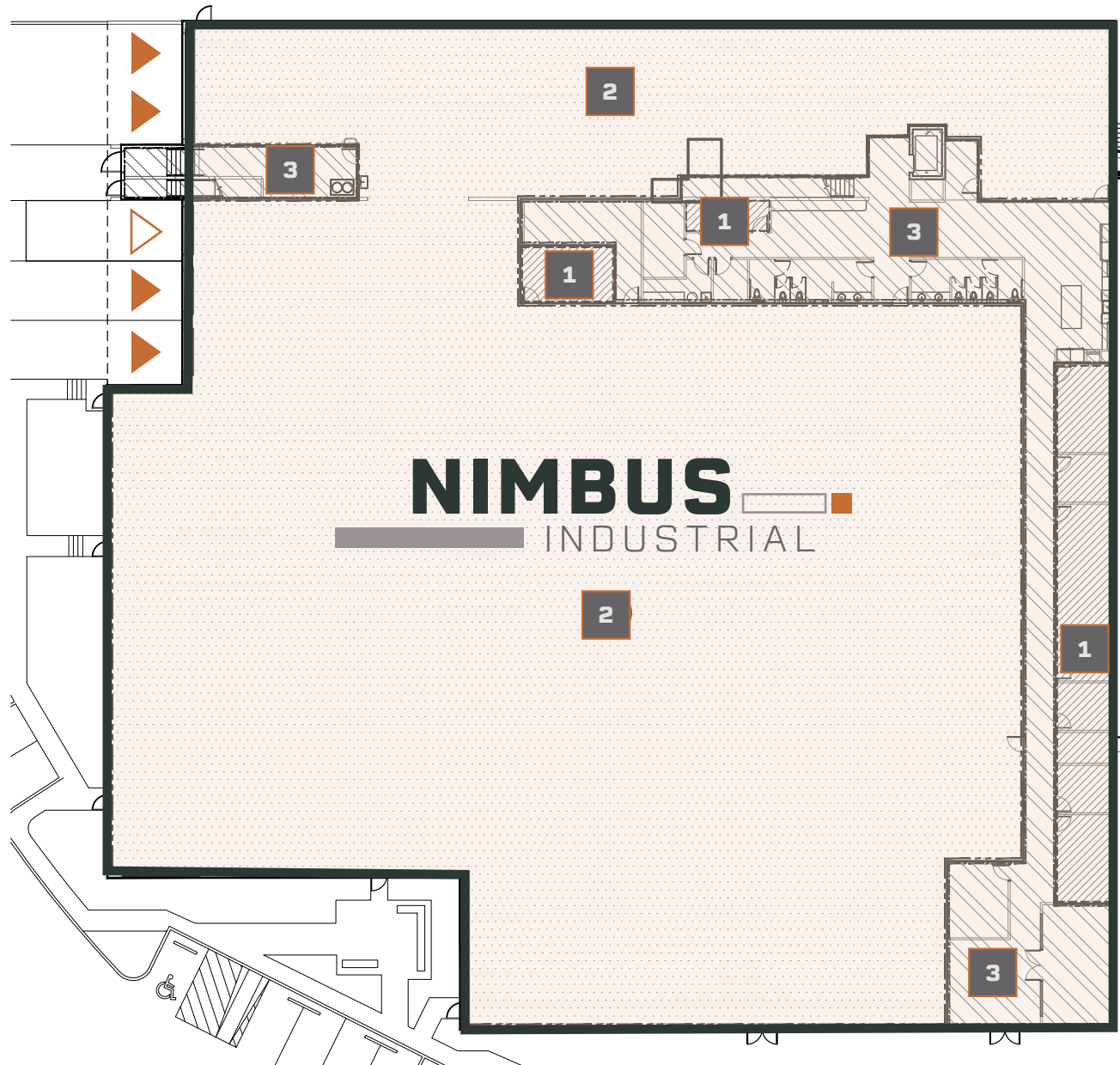


Climatized Warehouse:
5-ton Lennox Unit - RTU



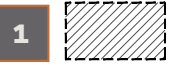


PROPERTY DESCRIPTION



FLOOR PLAN



LEGEND

-  GRADE DOOR
-  DOCK HIGH DOORS
-  1 OFFICES
-  2 MANUFACTURING/ WAREHOUSE
-  3 COMMON AREA

MAIN LEVEL AREA:	
OFFICES	1,586 sq.ft.
MFR. / WAREHOUSE	30,437 sq.ft.
COMMON AREA	5,031 sq.ft.
TOTAL	37,054 sq.ft.

BUILDING AREA:	
	37,054 sq.ft.
	+ 7,116 sq.ft.
TOTAL	44,171 sq.ft.

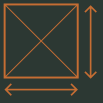
SITE AREA:	87,505 sq.ft.
LANDSCAPE AREA	18,650 sq.ft.





03

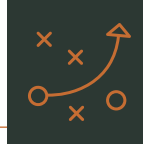
INVESTMENT HIGHLIGHTS



**Building Area Totaling $\pm 44,171$ SF
Additional Parcel of ± 1.36 Acres**



**Washington County's business
friendly profile compared to
Multnomah County is attracting
tenants to the Southwest submarket**



**Strategic location with immediate
access on and off Highway 217, a
well-located hub for manufacturing
and logistics**



The site benefits from the Beaverton Enterprise Zone. Established by Business Oregon in 2012, the Beaverton Enterprise Zone offers property tax exemptions on new capital investments—excluding land and existing improvements—for up to five years. As an urban zone, it includes additional local eligibility requirements beyond the state program.

Designed to attract non-retail businesses such as manufacturers and industrial users, the program provides full property tax relief on new plant and equipment in exchange for business investment and job creation within the zone. Click below to learn more.

**BEAVERTON ENTERPRISE ZONE PROGRAM
BEAVERTON, OR – OFFICIAL WEBSITE**



EXCELLENT FREEWAY
& AIRPORT ACCESS

VANCOUVER



PDX —
Portland International
Airport



PORTLAND

GRESHAM

BEAVERTON



NIMBUS 
INDUSTRIAL

LOCATED IN A BEAVERTON
ENTERPRISE ZONE

[CLICK HERE FOR MORE INFORMATION](#)



MILWAUKIE

HAPPY VALLEY



0.4
MILES



2.3
MILES



3.7
MILES



Downtown
Portland

9.9
MILES



Port of
Portland

20
MILES



Portland
International

21
MILES

A photograph of a stone pillar with a dark plaque. The plaque has the text '9800 SW NIMBUS' in white, serif, all-caps font. The pillar is made of grey and white stones. To the left of the pillar are tall, thin, yellowish-brown grasses. To the right and in front of the pillar are green bushes. The background shows more greenery and a cloudy sky.

9800 SW NIMBUS

An aerial photograph of a city, likely Portland, Oregon, showing a mix of commercial buildings, parking lots, and green spaces. A dark, semi-transparent horizontal band across the middle of the image contains the text '04 AREA & MARKET OVERVIEW'. The number '04' is in a large, bold, orange font, while the rest of the text is in a white, sans-serif font. Several white and orange geometric shapes, including rectangles and lines, are overlaid on the image, some of which appear to be part of a design or layout plan.

04 AREA & MARKET OVERVIEW

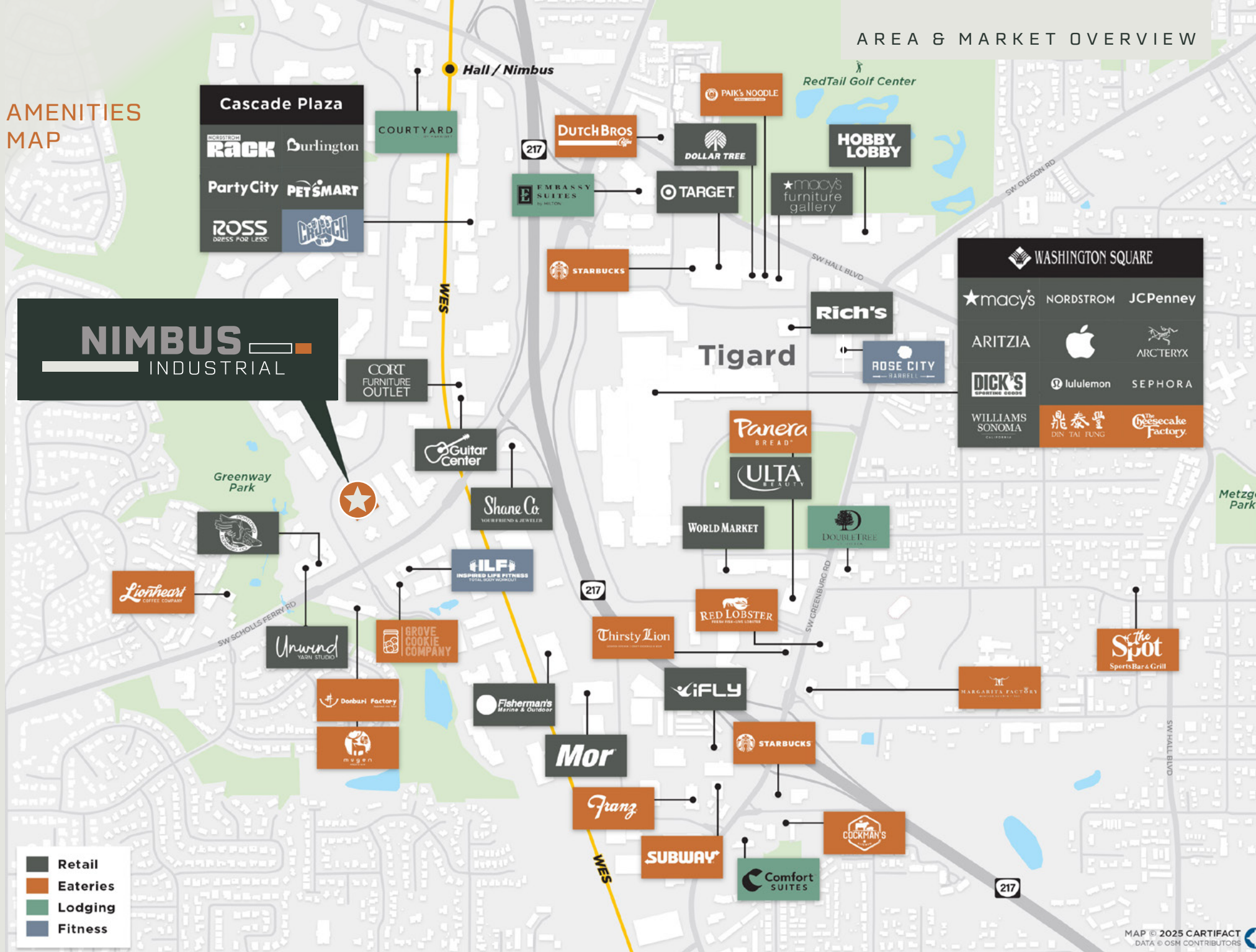
LOCATION DESCRIPTION & HIGHLIGHTS

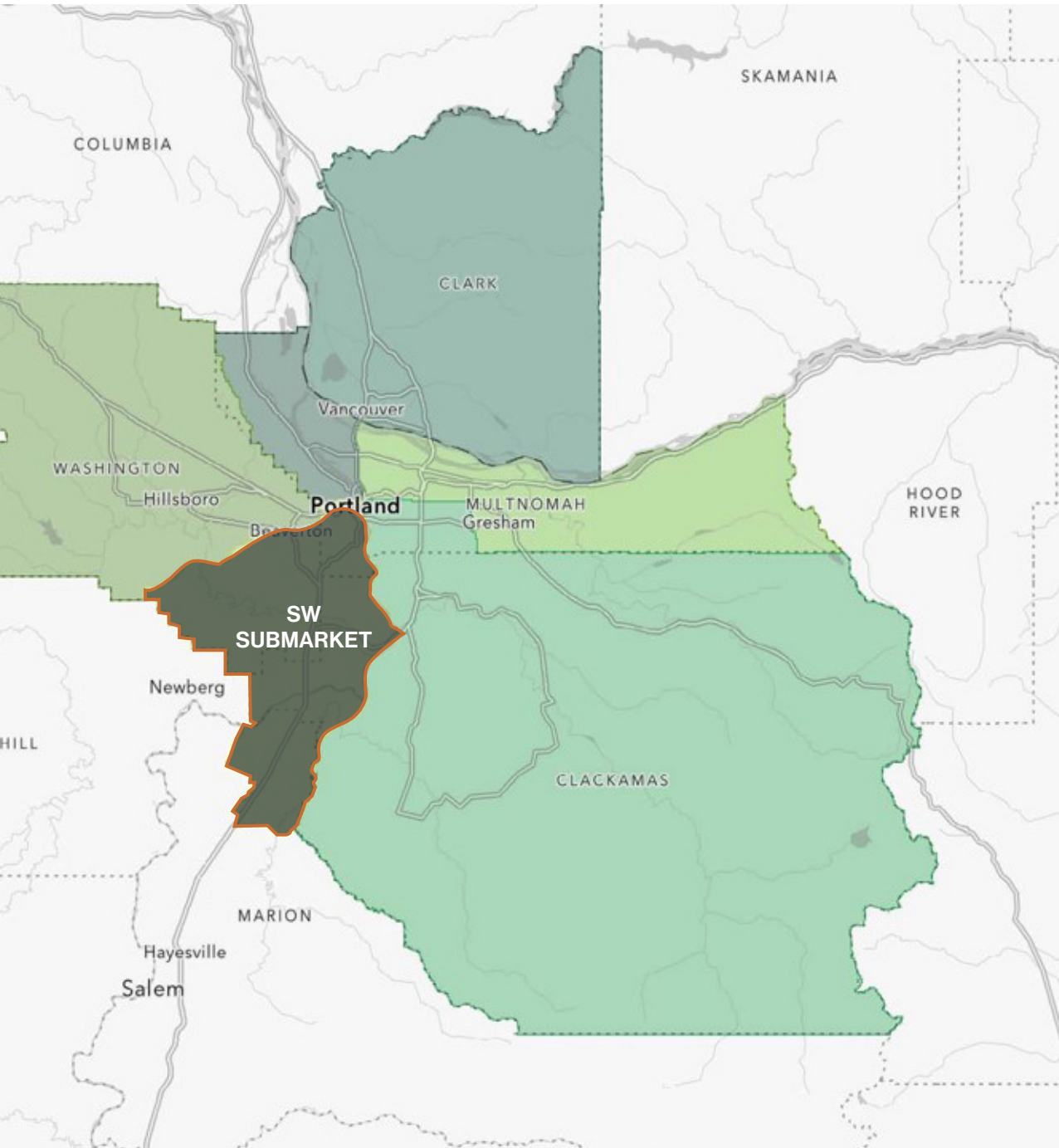
Nimbus Industrial is ideally positioned between key distribution corridors—Highway 217, I-5, and I-205—providing exceptional access to the Portland metro area, Port of Portland, PDX Airport, and Union Pacific rail terminals. This connectivity supports efficient service to the broader Pacific Northwest and West Coast.

In addition to its logistical advantages, the property is surrounded by amenities including hotels, restaurants, and prominent industrial tenants, enhancing convenience for employees and visitors.



AMENITIES
MAP





SW PORTLAND SUBMARKET OVERVIEW

Nimbus Industrial is located in the Southwest submarket of the Portland metro, in Washington County, directly off Highway 217. This submarket remains one of the region's strongest, attracting tenants with its strategic logistics access, proximity to executive housing, and close reach to Portland's 2.5 million residents.

With immediate access to major transportation routes—including I-5, I-205, Highway 217, and Highway 99W—the location supports efficient supply chain operations and access to regional demand.





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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. CMPM Nimbus Industrial_INT BRO_Medak_v07_BA 09/29/25

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