

AVAILABLE FOR SALE/LEASE

**NIMBUS**

INDUSTRIAL

9800 SW NIMBUS AVENUE  
BEAVERTON, OR 97008



CBRE



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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  $\pm 2.01$ -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  $\pm 1.36$  acres of land across the street, suitable for parking or future expansion.



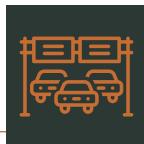
## LOCATION HIGHLIGHTS



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

# ADDITIONAL LAND



## LAND AREA

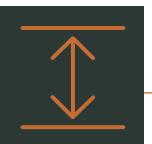
± 1.36 Acres



## PROPERTY ID

R1238280

## BUILDING FEATURES



Clear Height: 18'



Grade Door: 1



Dock High Doors: 4



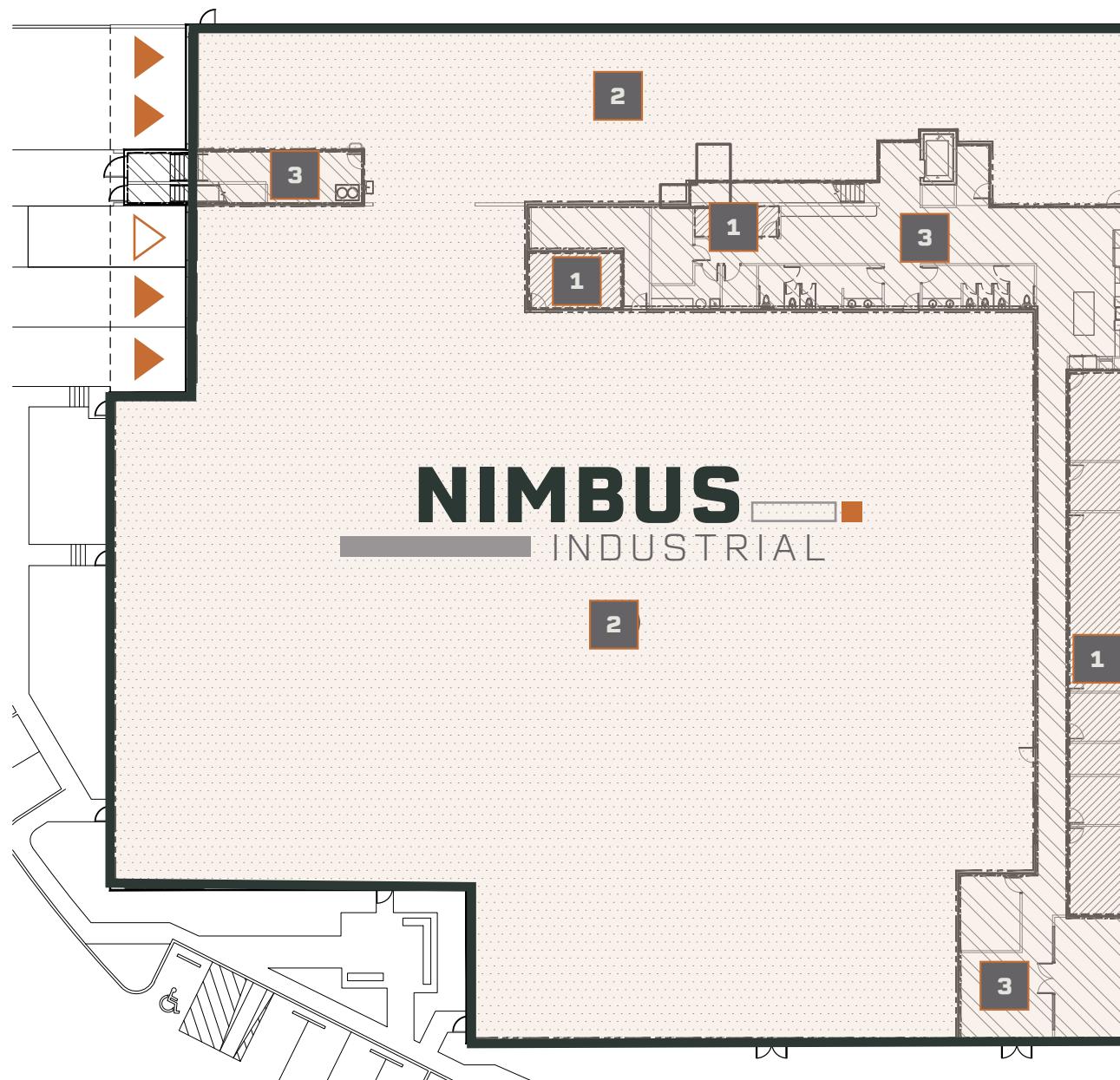
Parking: ±163 spaces



Power: 800 amps 480v



## 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.
<b>TOTAL</b> 44,171 sq.ft.

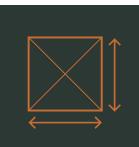
SITE AREA:	87,505 sq.ft.
LANDSCAPE AREA	18,650 sq.ft.





03

## INVESTMENT HIGHLIGHTS



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



**VANCOUVER**

**EXCELLENT FREEWAY & AIRPORT ACCESS**

**PORTLAND**

**NIMBUS** INDUSTRIAL

**LOCATED IN A BEAVERTON ENTERPRISE ZONE**

**CLICK HERE FOR MORE INFORMATION**

**0.4 MILES**

**2.3 MILES**

**3.7 MILES**

**9.9 MILES**

**20 MILES**

**21 MILES**

**PDX — Portland International Airport**

**BEAVERTON**

**MILWAUKEE**

**HAPPY VALLEY**

**GRESHAM**

**INTERSTATE 5**

**INTERSTATE 205**

**INTERSTATE 84**

**OREGON ROUTE 30**

**OREGON ROUTE 26**

**217**

**99W**

**Downtown Portland**

**Port of Portland**

**Portland International**





# 04 AREA & MARKET OVERVIEW

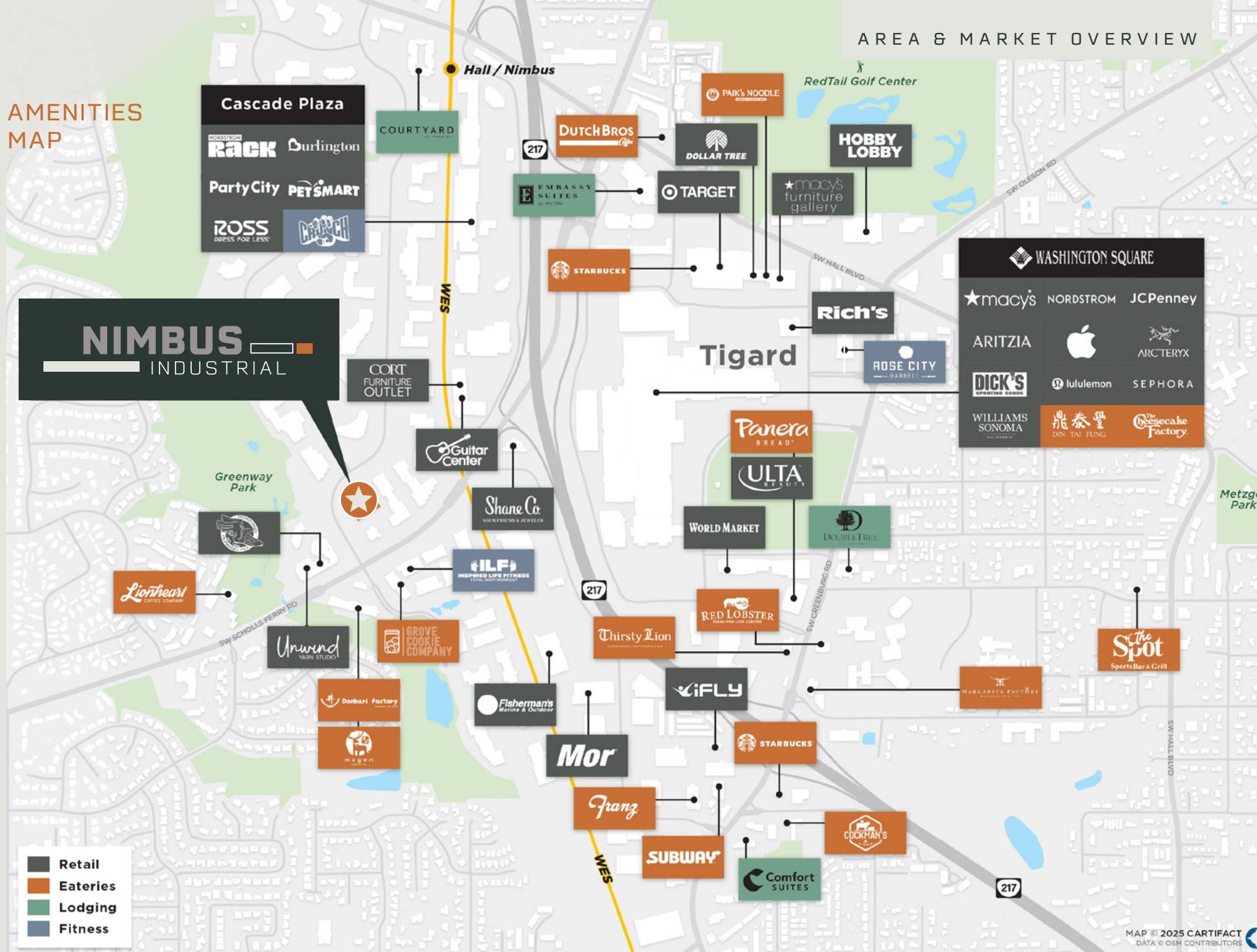


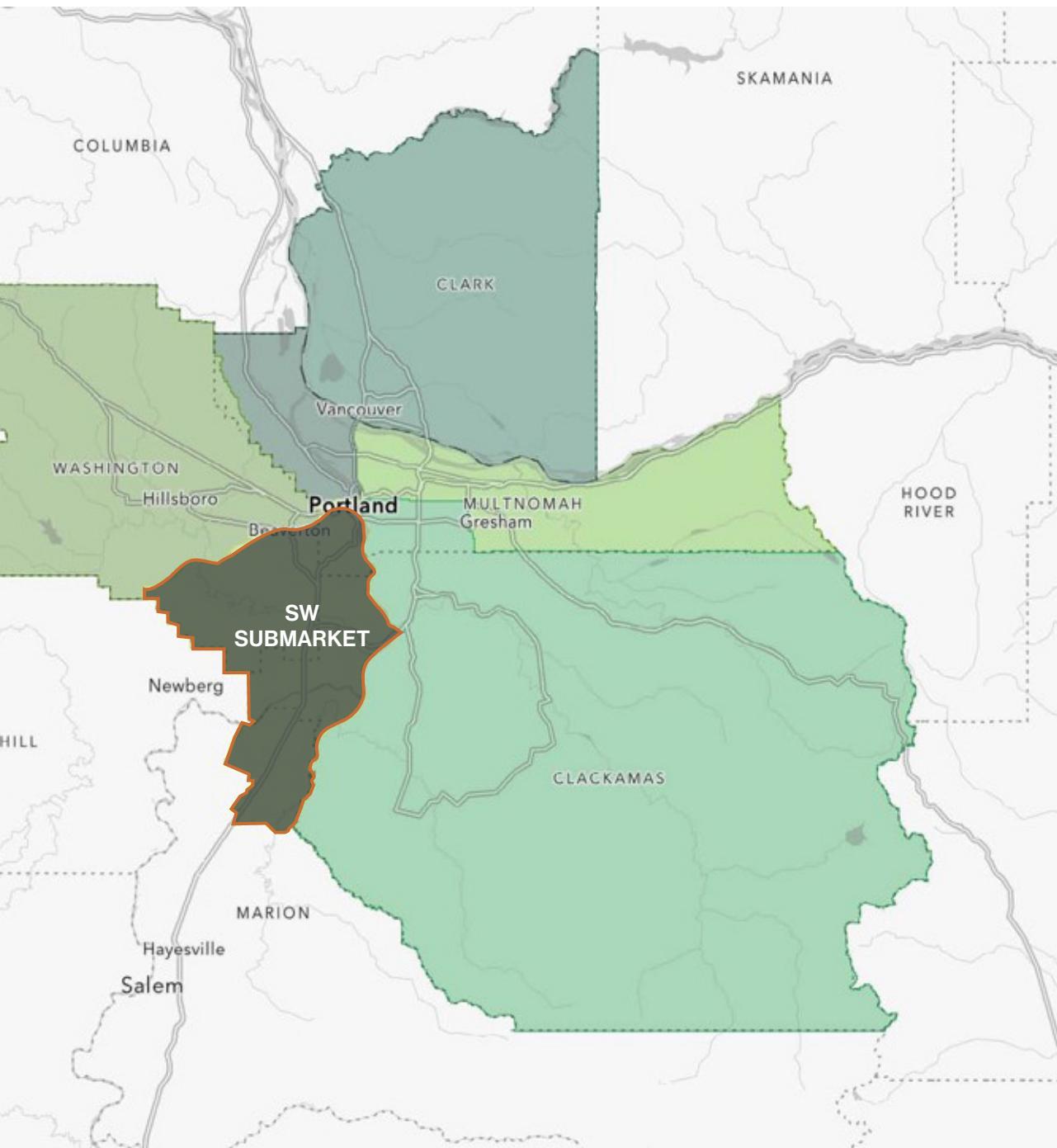
## LOCATION DESCRIPTION & HIGHLIGHTS

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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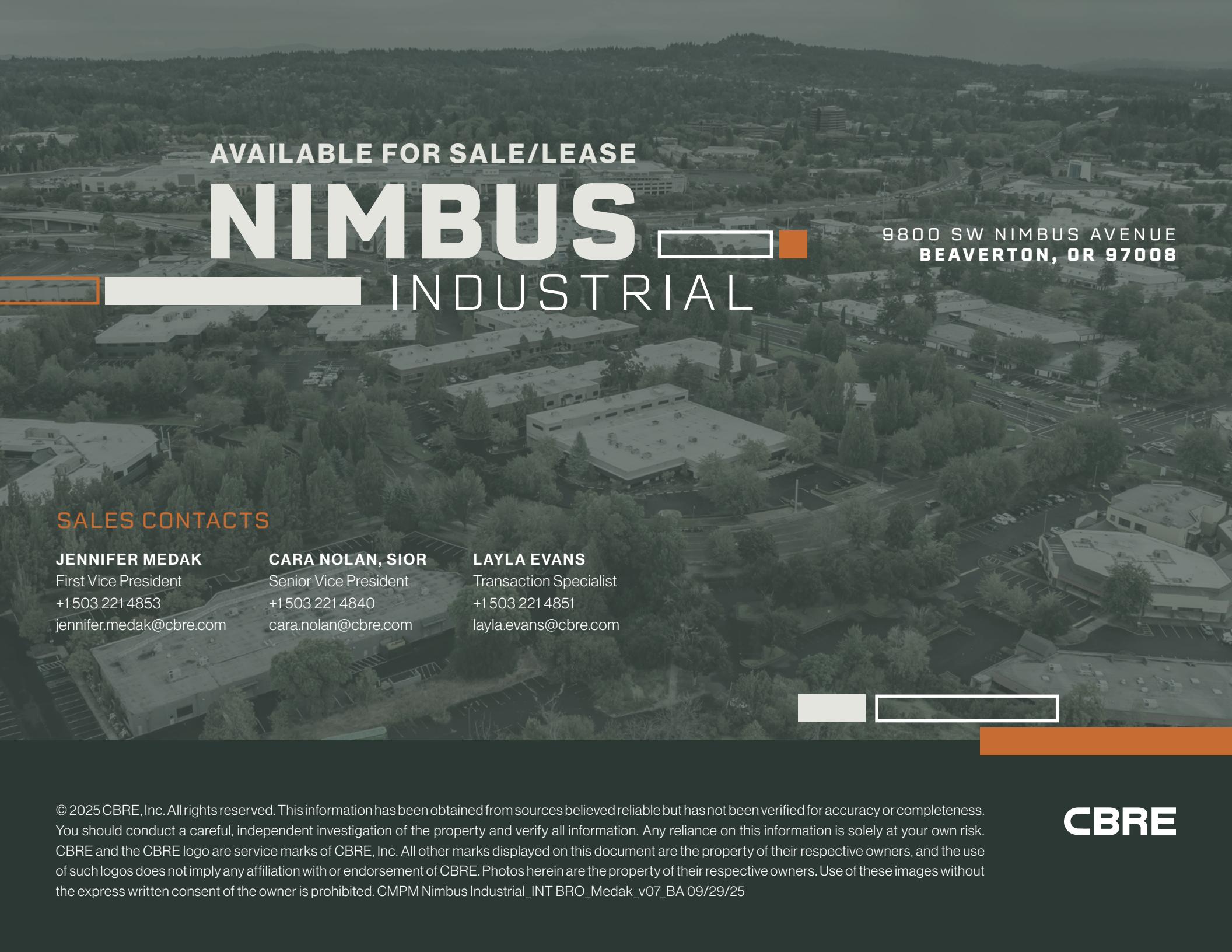
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CMPM Nimbus Industrial\_INT BRO\_Medak\_v07\_BA 09/29/25



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