

FOR SALE OR LEASE

# COMMERCE CIRCLE BUSINESS PARK



*Wilsonville Light Industrial Space*

9775 SW COMMERCE CIR, SUITE C2-C5, WILSONVILLE, OR

**km** Kidder  
Mathews

COMMERCE CIRCLE BUSINESS PARK



*This functional light industrial space presents an excellent opportunity due to its convenient and accessible prime location.*

SPACE AVAILABLE	16,000 SF shell divisible to 12,000 SF and 4,000 SF
OFFICE SPACE	3,059 SF ground floor office space plus additional 2,212 SF 2nd floor office space
LOADING	3 dock-high doors and 1 grade door
CLEAR HEIGHT	17' - 18'
POWER	Heavy 277/480v electrical service
SPRINKLER	Wet fire protection system
CONSTRUCTION	Concrete tilt-up
PALLET RACKING	In place and available
PARKING	2.5 stalls per 1,000 SF leased
LEASE RATE	Call for quote

FOR SALE

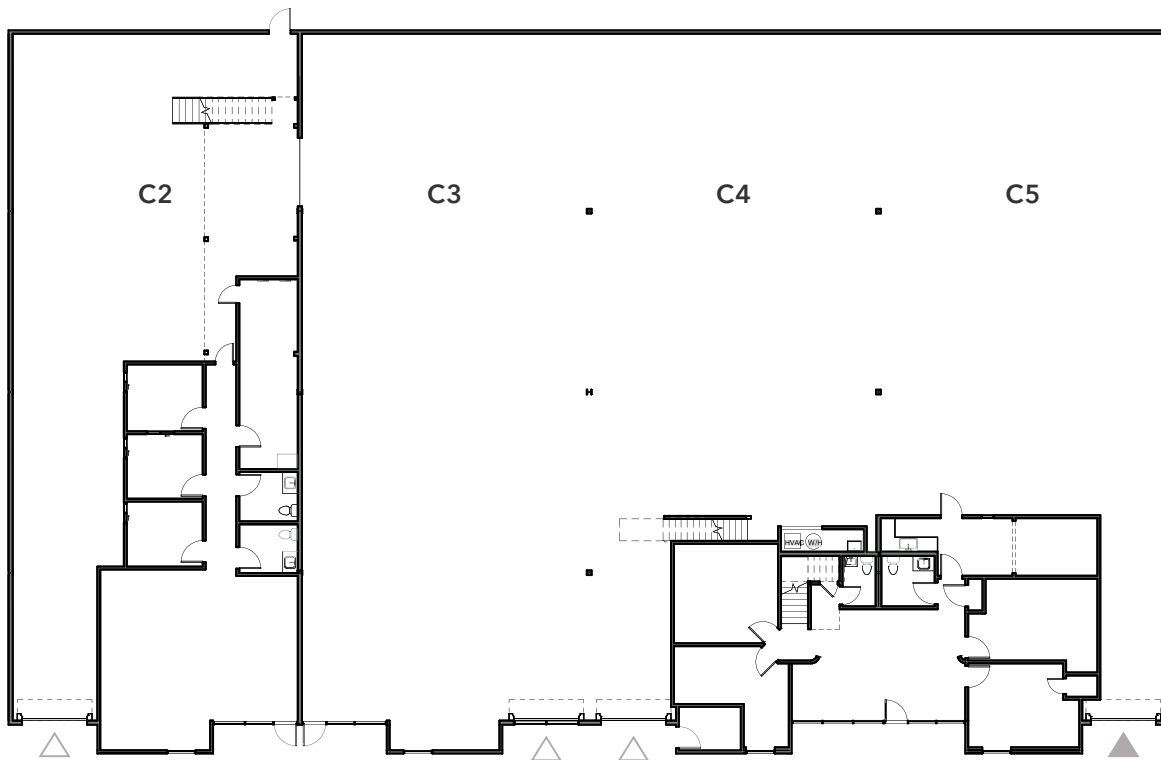
Condo units are also available for sale or lease with option to purchase individually or in their entirety offering the opportunity to purchase 4,000 SF up to 16,000 SF. Please inquire for pricing.

**16,000 SF**  
AVAILABLE

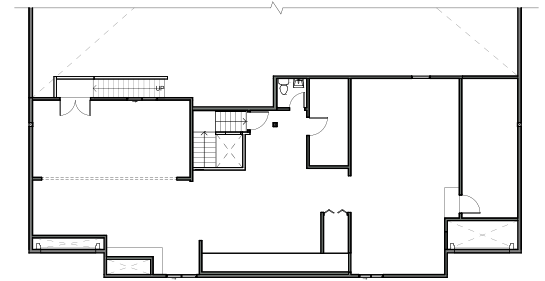
**CALL**  
LEASE RATE OR SALE PRICE

# FLOOR PLANS

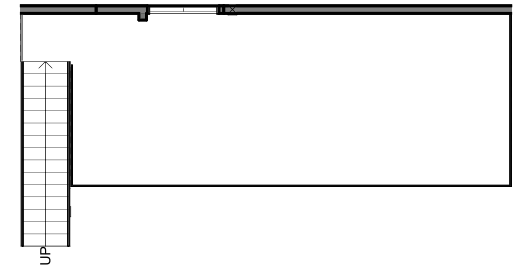
## GROUND FLOOR



## C4 & C5 – 2ND FLOOR OFFICE



## C2 – MEZZANINE



- ▲ Grade level loading
- △ Dock-high loading

Availability	Size	Loading	Notes
Suite C2	4,000 SF including 1,435 SF office	1 dock door	Additional 424 SF steel structured mezzanine storage area. Unit C2 is also available for sale or lease/option
Suite C3-C5	12,000 SF shell including 1,624 SF of ground floor office + additional 2,212 SF 2nd floor office	2 dock doors & 1 grade	Footprint: 12,000 SF including 1,624 SF office 2nd floor: 2,212 SF 2nd floor office bringing total USF up to 14,212 SF These units are also available for sale or lease/option

# C2 FLOOR PLAN

**4,000 SF**  
TOTAL AREA

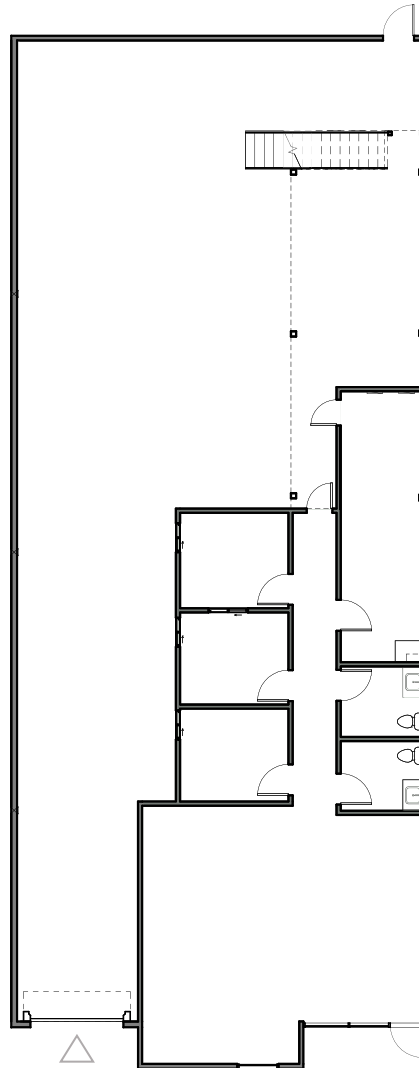
**1,435 SF**  
OFFICE AREA

**1 DOCK**  
LOADING DOOR

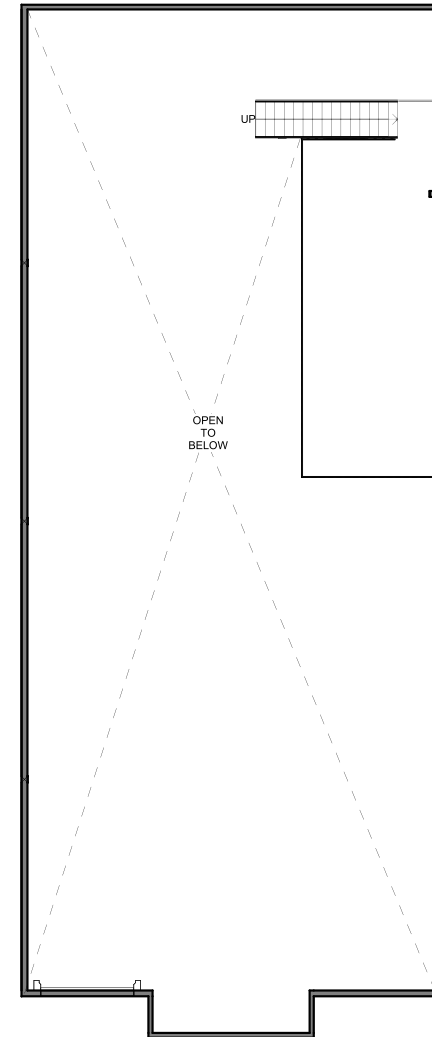
**424 SF**  
STEEL STRUCTURED  
MEZZANINE STORAGE AREA

**NOW**  
AVAILABLE

GROUND FLOOR



MEZZANINE



▲ Grade level loading  
△ Dock-high loading

# C2 & C3 FLOOR PLAN

*8,000 SF*

TOTAL AREA

*1,435 SF*

OFFICE AREA

*2 DOCK*

LOADING DOORS

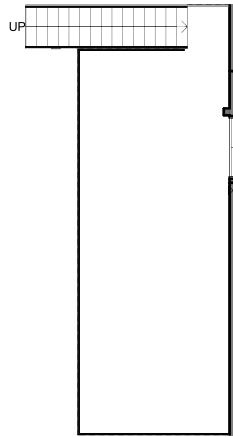
*424 SF*

STEEL STRUCTURED  
MEZZANINE STORAGE AREA

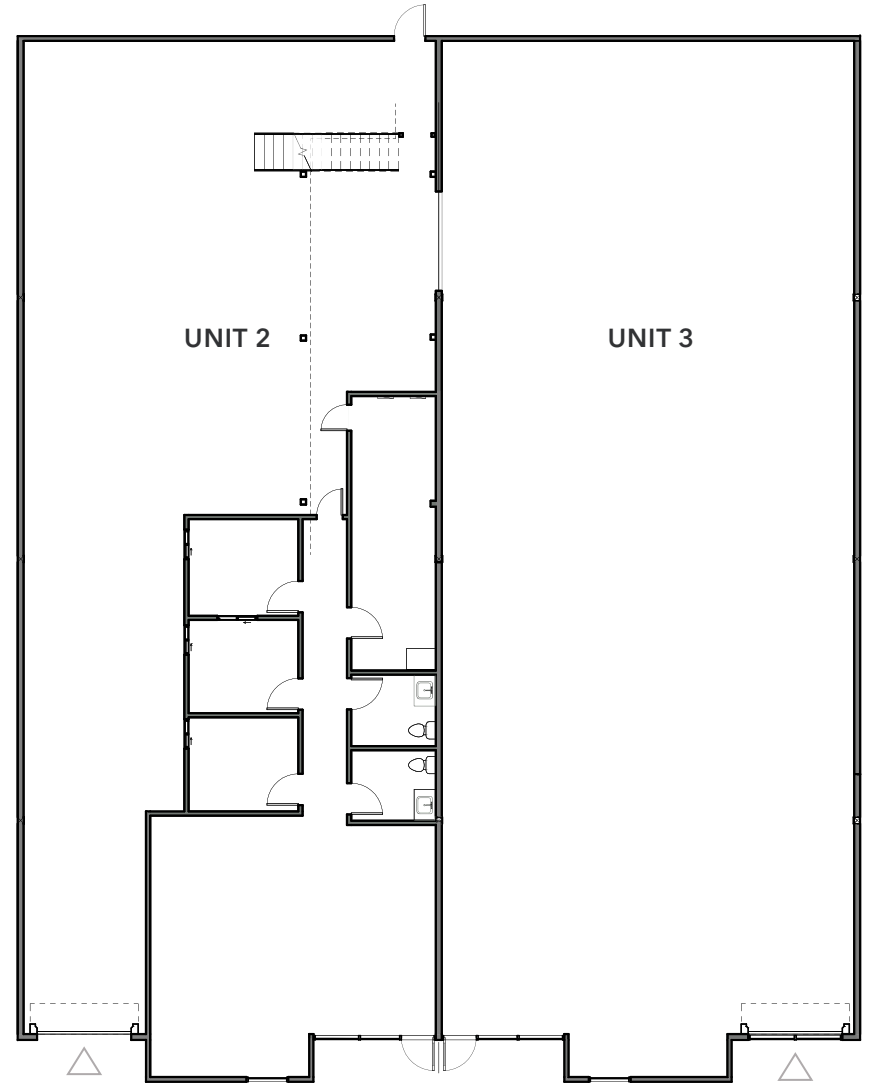
*NOW*

AVAILABLE

MEZZANINE



GROUND FLOOR



▲ Grade level loading

△ Dock-high loading

# C4 & C5 FLOOR PLAN

- ▲ Grade level loading
- △ Dock-high loading

*8,000 SF*

FOOTPRINT

## GROUND FLOOR

*1,624 SF*

GROUND FLOOR OFFICE AREA

*2,212 SF*

2ND FLOOR OFFICE AREA

*10,212 SF*

TOTAL RSF INCLUDING 2ND FLOOR

*1 DOCK*

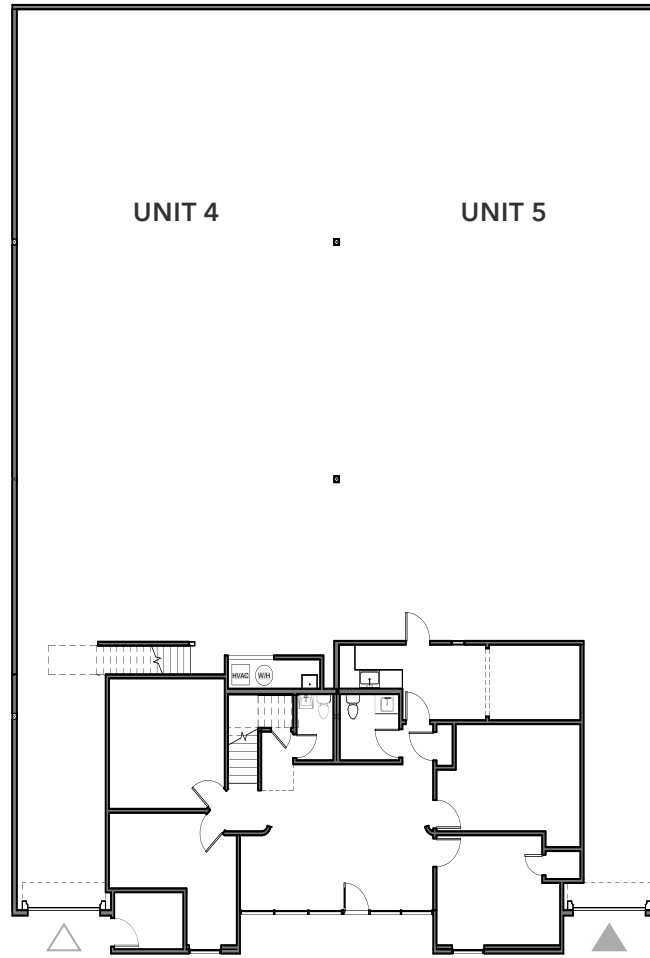
LOADING DOOR

*1 GRADE*

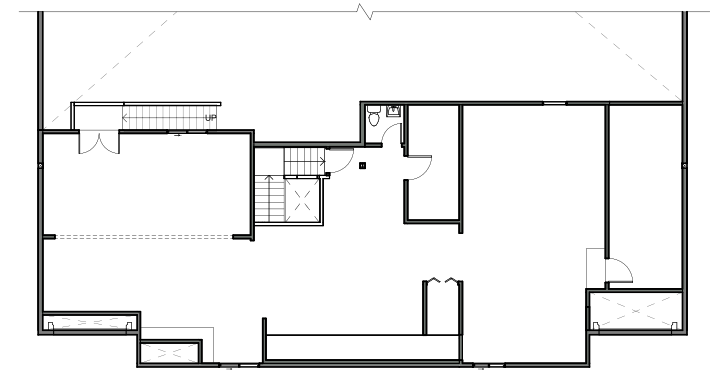
LOADING DOOR

*NOW*

AVAILABLE



## 2ND FLOOR OFFICE



# HIGHLY- ACCESSIBLE LOCATION

Under one (1) mile from the I-5 Freeway interchange in North Wilsonville providing immediate freeway access.

Many local amenities and support services nearby including Target and Costco just across the freeway.

Wilsonville offers free mass transit to area businesses and residents.

WES rail stop in town will take employees to light rail.

**22 MIN**  
PORTLAND CBD

**31 MIN**  
PDX AIRPORT



# COMMERCE CIRCLE BUSINESS PARK

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