

Riverwood Business Center

9325-9425 SW COMMERCE CIRCLE / WILSONVILLE, OR 97070



LIGHT INDUSTRIAL/FLEX SPACE FOR LEASE

CONTACT

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Property snapshot

Riverwood Business Center is a well-located light industrial/flex property in Wilsonville, OR, offering versatile space for lease. The property provides flexible layouts suitable for a range of users, with convenient access to I-5 and the surrounding Portland metro area—ideal for businesses seeking efficient, functional space in a strong industrial submarket.

CURRENT AVAILABILITY

- **Suite B24**
2,100 SF
16" clear height
1 grade door (10'x10')
- **Suite B25**
2,100 SF
16" clear height
1 grade door (10'x10')

Rate: \$13.20 PSF, NNN

HIGHLIGHTS

- Light industrial / flex space available for lease
- Flexible layouts suitable for a variety of users
- Convenient Wilsonville location with quick access to I-5
- Strong presence within a well-established business park
- Ideal for light manufacturing, service, or flex office users

Site Plan

AVAILABILITY

- Suite B24
- Suite B25

SIZE

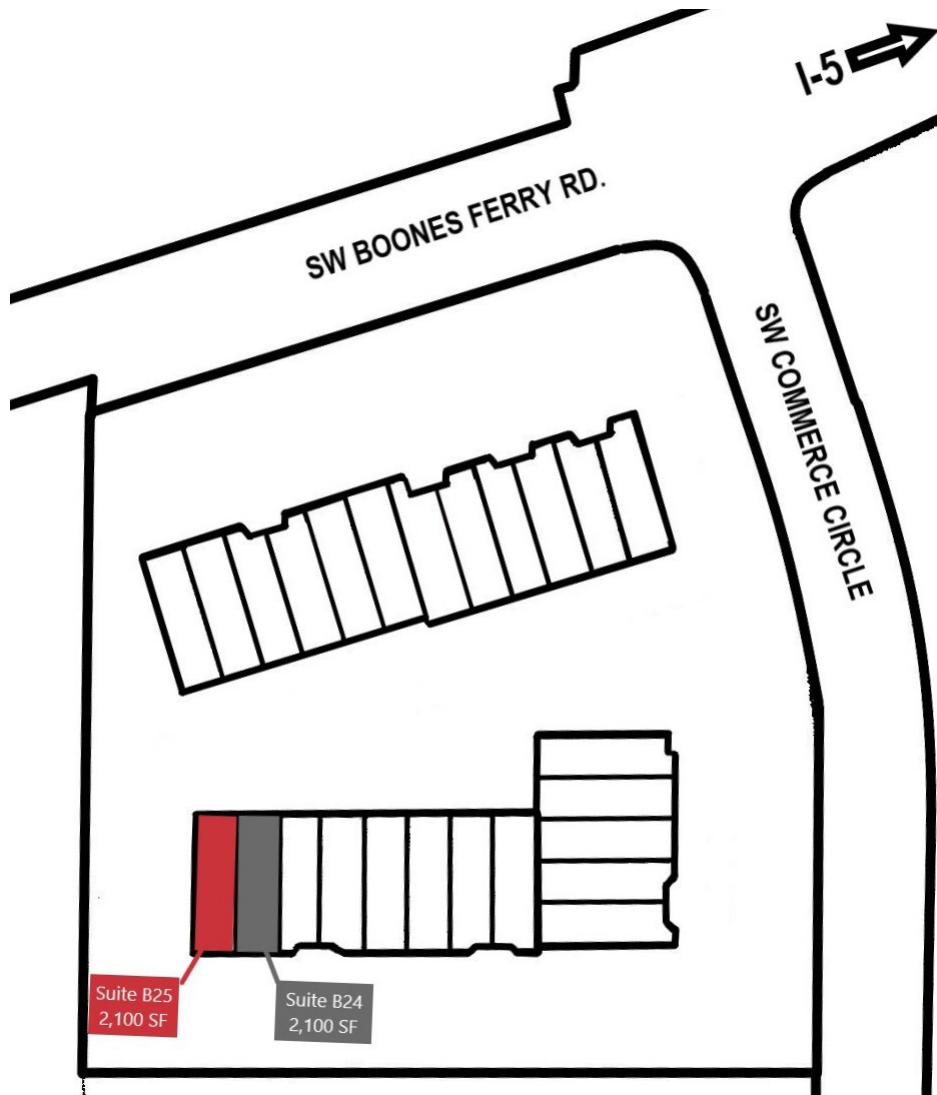
- 2,100 SF
- 2,100 SF

LEASE TYPE

NNN

LEASE RATE

\$13.20 PSF



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Floor plans

AVAILABILITY

- Suite B24
- Suite B25

SIZE

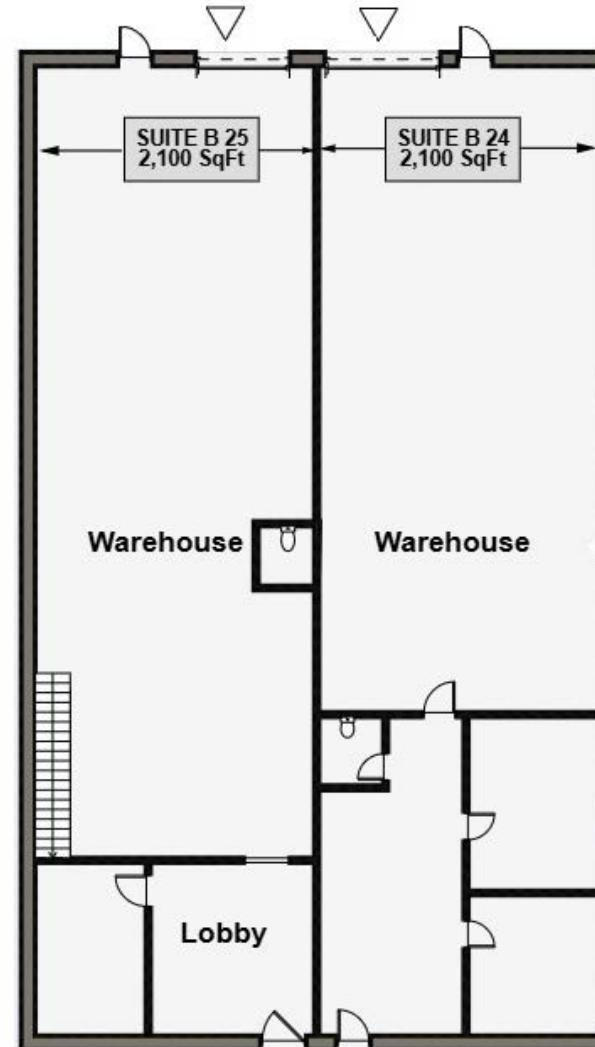
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Aerial



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Photos



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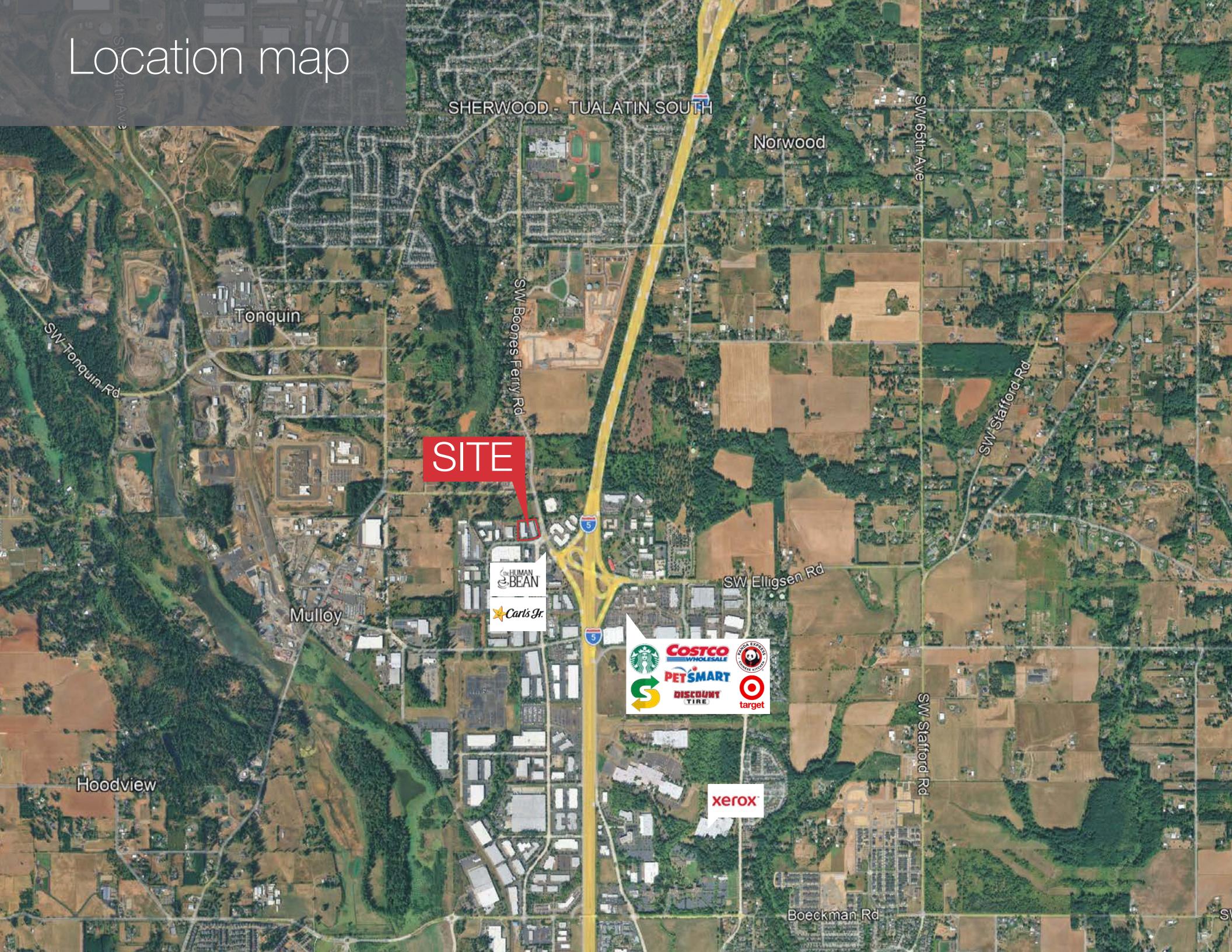
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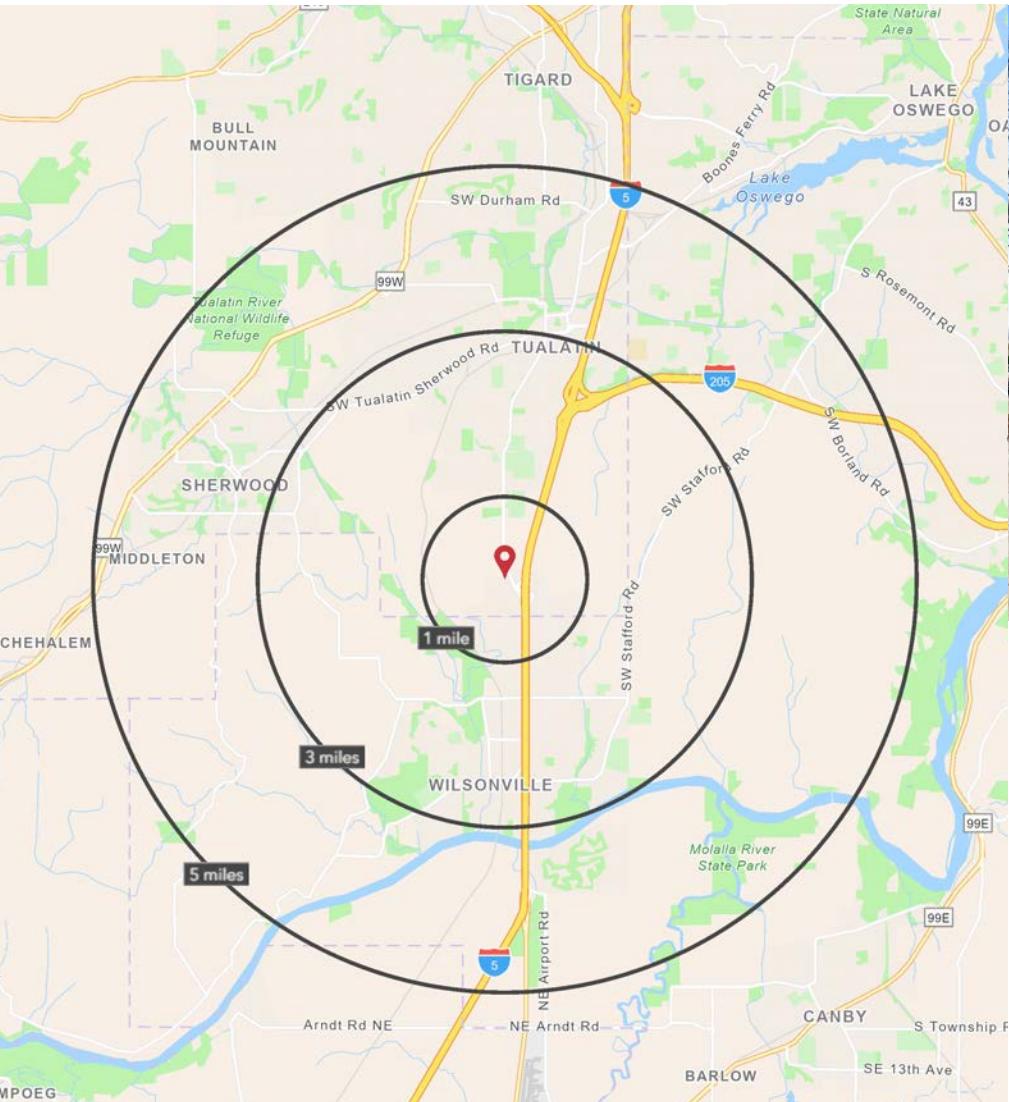
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Location map



Demographics



	1 MILE	3 MILE	5 MILE
2025 TOTAL POPULATION	2,809	43,614	111,738
2030 TOTAL POPULATION	2,971	44,198	112,772
2025 AVERAGE HOUSEHOLD INCOME	\$150,536	\$155,901	\$154,436
2025 MEDIAN HOME VALUE	\$941,667	\$656,815	\$664,555
2025 TOTAL HOUSEHOLDS	572	16,161	43,778
2025 DAYTIME POPULATION WORKERS	9,246	31,840	79,666
2025 SOME COLLEGE OR HIGHER	57%	78%	79%

Source: ©2025 Esri

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