

LARKSPUR INDUSTRIAL PARK

600 ELM STREET, FOREST GROVE, OR 97116



ANOTHER
DEVELOPMENT BY:



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The westside's latest speculative development project, provided by AltaBird Investments. The three building, nearly 660,000 SF of new Class A industrial development will break ground mid-2025. The project can accommodate a variety of end users, and each building can be demised.

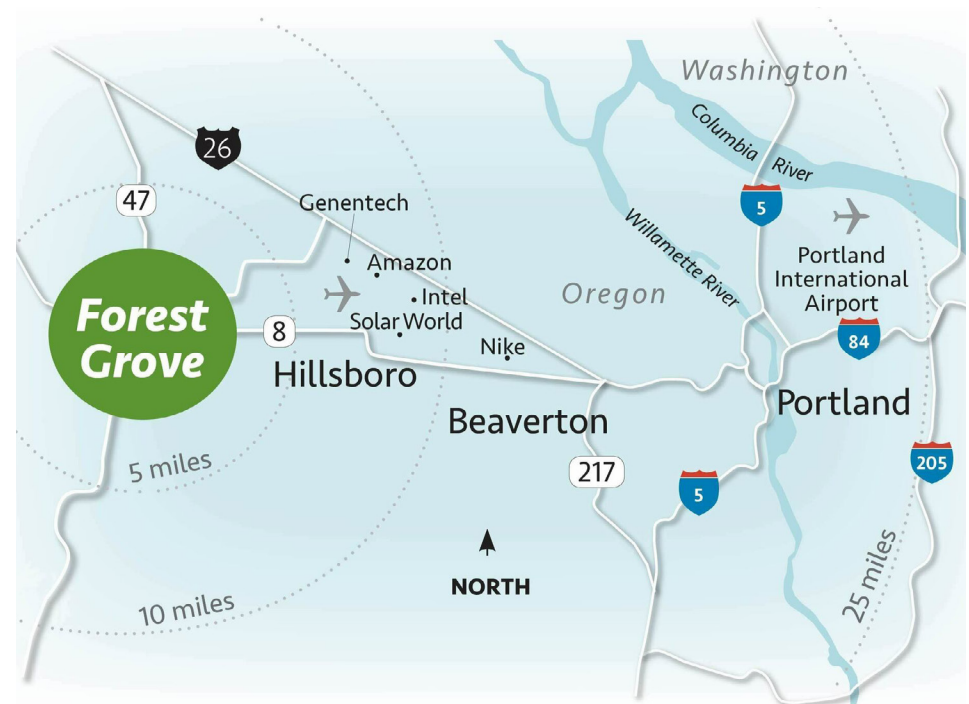
THE HIGHLIGHTS

- 658,648 SF on 38.6 Acres
- 32' clear height
- 3,000 amps power per building
- Functional clear height and staging
- Flexible lease configurations
- Modern construction and functionality
- Enterprise Zone



LOCATION DESCRIPTION

Forest Grove is a low-cost, pro-business environment. Power rates are 11.5% less than adjacent urban areas and it is one of Oregon's fastest-growing communities. There is access to a highly skilled workforce within 10 miles along with great schools and affordable housing.



THE DETAILS — AVAILABLE Q2 2026

- Pricing: Contact Brokers
- Site area: 38.6 acres
- Available: 50,000-417,625 SF
- Zoning: Business Industrial Park (BIP)
- Build to suit options for Phase 2

PHASE 1

BUILDING 1 218,082 SF

Parking Spaces:	165
Parking Ratio:	0.76 Parking Spaces/1,000 GSF
Dock Doors:	56
Grade Doors:	2
Clear Height:	32'
Slab:	6" w/ #3 @ 1'-4" OC each way
Power:	3,000 amps 480v 3-phase

BUILDING 2 199,543 SF

Parking Spaces:	184
Parking Ratio:	0.92 Parking Spaces/1,000 GSF
Dock Doors:	50
Grade Doors:	2
Clear Height:	32'
Slab:	6" w/ #3 @ 1'-4" OC each way
Power:	3,000 amps 480v 3-phase

PHASE 2

BUILDING 3 241,023 SF

Parking Spaces:	227
Parking Ratio:	0.94 Parking Spaces/1,000 GSF
Dock Doors:	38
Grade Doors:	2
Clear Height:	32'
Slab:	6" w/ #3 @ 1'-4" OC each way
Power:	3,000 amps 480v 3-phase

