

AVAILABLE FOR IMMEDIATE OCCUPANCY

FOR LEASE

HEDGES CREEK INDUSTRIAL PARK

11155-11355 SW MYSLONY ST, TUALATIN, OR 97062

TOTAL PROJECT SIZE

442,575 SF

STU PETERSON, SIOR

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 CLARION PARTNERS

 **PHELAN**
DEVELOPMENT

 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

Hedges Creek Industrial Park is a brand new 3-building project being developed by Clarion Partners and Phelan Development. It is located in Tualatin, Oregon, Portland's largest suburban industrial market, and is at the center of multiple accesses to Interstate 5. The project completed in 2025 and is available for immediate occupancy.

PROPERTY HIGHLIGHTS

- 344 total parking spaces
- Spec office in all three buildings
- 32' clear height
- General Manufacturing zoning
- ESFR fire protection
- 3,000 amps per building for manufacturing operations
- Dock levelers in place on multiple doors.
- 9x10 docks with viewports and track guards
- Concrete truck aprons
- Lights in place
- Multiple Internet providers

OFFERING SUMMARY

Lease Rate:	Call For Rates
Available SF:	70,000 - 151,425 SF
Total Lot Size:	20.3 Acres
Total Project Size:	442,575 SF



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11355 SW MYSLONY, BUILDING A

Building Size:	148,600 SF
Existing Office Size:	3,150 SF
Parking Spaces:	119
Clear Height:	32'
Power:	3,000 amps
Sprinklers:	ESFR Fire Protection
Column Spacing:	52'
Building Depth:	270'

11255 SW MYSLONY, BUILDING B

Building Size:	142,550 SF
Existing Office Size:	3,210 SF
Parking Spaces:	102
Clear Height:	32'
Power:	3,000 amps
Sprinklers:	ESFR Fire Protection
Column Spacing:	52'
Building Depth:	240'

11155 SW MYSLONY, BUILDING C

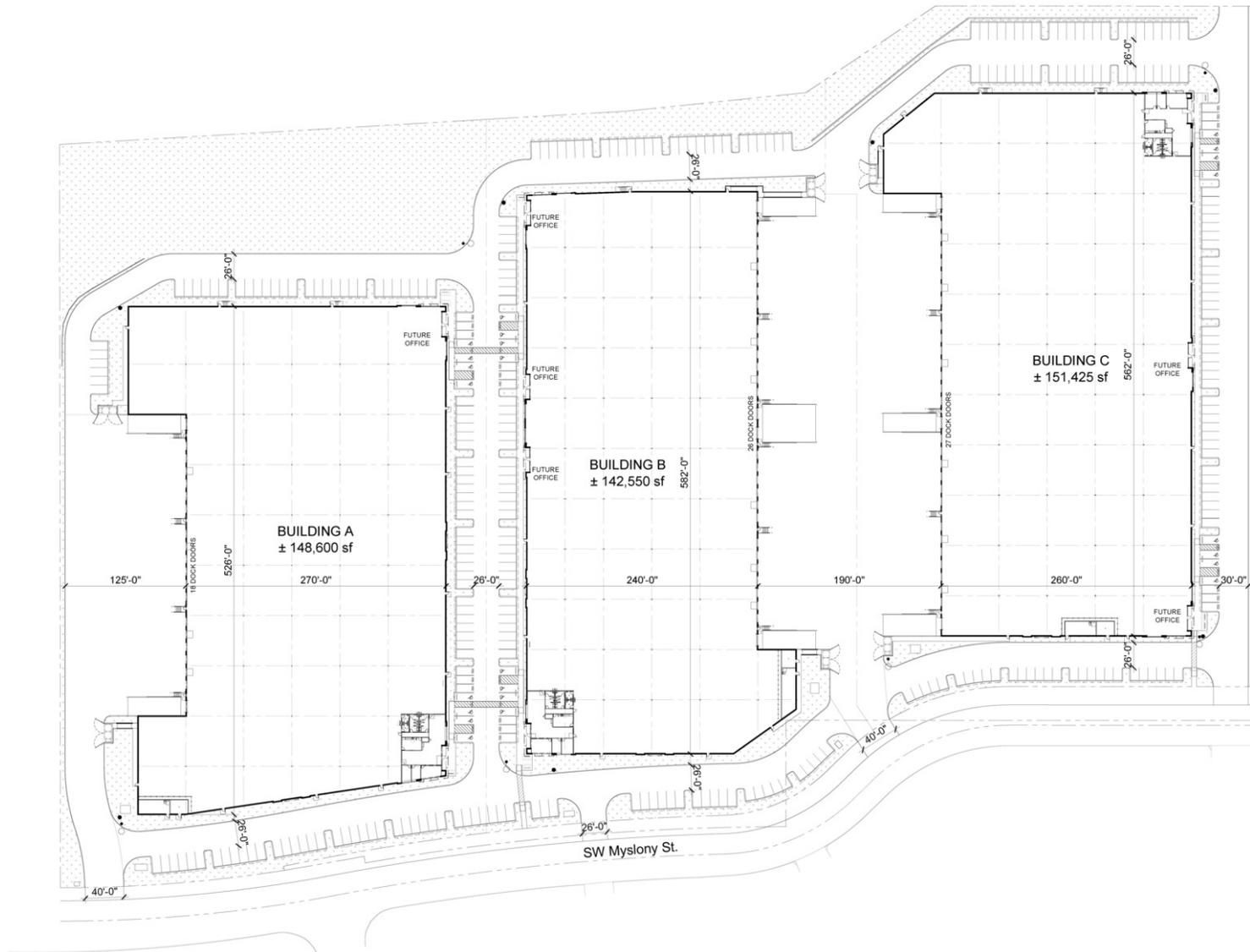
Building Size:	151,425 SF
Existing Office Size:	3,215 SF
Parking Spaces:	123
Clear Height:	32'
Power:	3,000 amps
Sprinklers:	ESFR Fire Protection
Column Spacing:	52'
Building Depth:	260'

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Marketing Site Plan
Hedges Creek
Tualatin, Oregon



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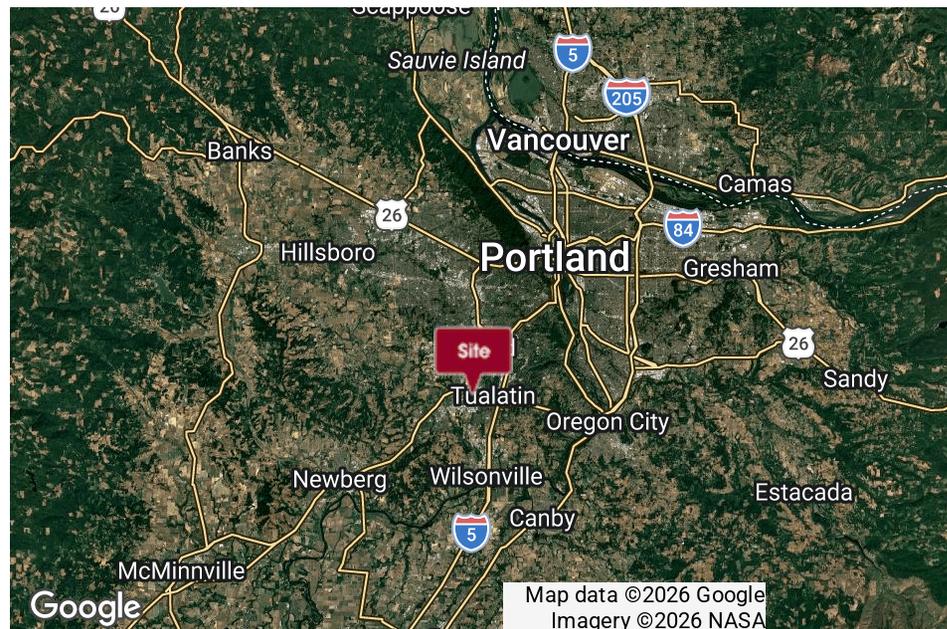


DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	7,160	74,945	181,947
Median age	32.8	40.9	39.8
Median age (Male)	32.0	39.7	38.5
Median age (Female)	35.9	42.2	40.9
Total households	2,914	30,530	73,477
Total persons per HH	2.5	2.5	2.5
Average HH income	\$78,700	\$101,060	\$111,376
Average house value	\$360,517	\$418,048	\$457,317

LOCATION OVERVIEW

Hedges Creek Industrial Park is located in the heart of Tualatin, the I-5 South corridor's largest industrial submarket. The property is immediately adjacent to UPS and offers superb access to all of the major transportation corridors in the area. It also has a fully signalized intersection (SW Tualatin-Sherwood Road & 112th Avenue), complete with dedicated turn lanes for easy ingress and egress to SW Tualatin-Sherwood Road.

Tualatin is the Portland Metro area's largest industrial/commercial submarket. It has become a "mature" market with little to no available land for new development. It has exploded in the last two years with businesses fleeing Multnomah County and the City of Portland. Tualatin is part of the I-5 South corridor market. Its neighboring cities are the economic engine of Washington County, the fastest-growing county in the state and the second largest in terms of employment. Major employers in the county include Intel, Columbia Sportswear, Nike, and Lam Research.



DRIVE TIEMS	DISTANCE	TIME
Highway 99W	1.2 mi	4 min
Interstate 5	2.6 mi	5 min
Interstate 205	4.1 mi	10 min
Downtown Portland	13.8 mi	20 min
Portland International Airport	26 mi	37 min
Vancouver, Washington	22.3 mi	30 min

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Clarion Partners, LLC, has been a leading real estate investment manager for more than 39 years. Headquartered in New York, the Firm maintains strategically located offices across the United States and Europe. With over \$65.9 billion in total real estate assets under management, Clarion Partners offers a broad range of equity and debt strategies across the risk/return spectrum to its 500 institutional investors across the globe. More information about the Firm is available at www.clarionpartners.com.

Phelan Development is a privately held real estate company with over \$5 billion of development experience. They are focused on developing high quality industrial projects and pride themselves on the ability to deliver well designed buildings in strategic locations. Their expertise and attention to detail have helped them establish a reputation for producing and managing attractive, well-designed buildings that meet the diverse needs of our customers.

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