

BUILD-TO-SUIT OPPORTUNITY

10700 SW TUALATIN-SHERWOOD ROAD

60,000-100,000 SF BUILDING WITH YARD/EXCESS PARKING

DEVELOPED BY:



CLARION PARTNERS



PHELAN[™]
DEVELOPMENT

EXAMPLE RENDERING



FOR LEASE
OR SALE



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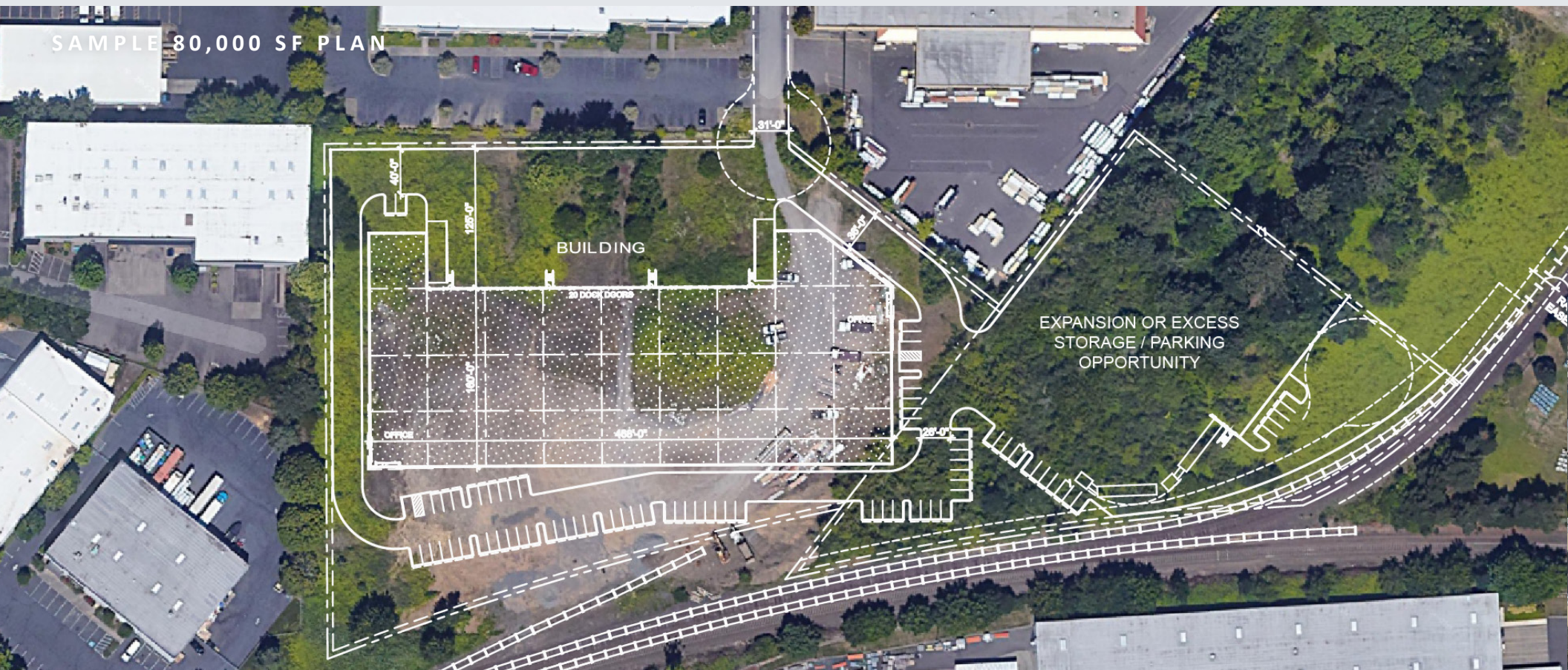
TUALATIN, OR 97062

ABOUT THE PROPERTY

This project is the latest from Phelan Development in the Tualatin submarket. A flat 7.5 acre infill site located adjacent to Lakeside Lumber, AirGas, and Arlington Commons. The project offers the ability to deliver 60,000 to 100,000 SF building with expansion, yard/truck storage, and surplus parking for excess parking needs.

PROPERTY HIGHLIGHTS

- Located in major Tualatin industrial hub
- Flexible design allows for functional distribution or manufacturing operations
- Built-to-suit office



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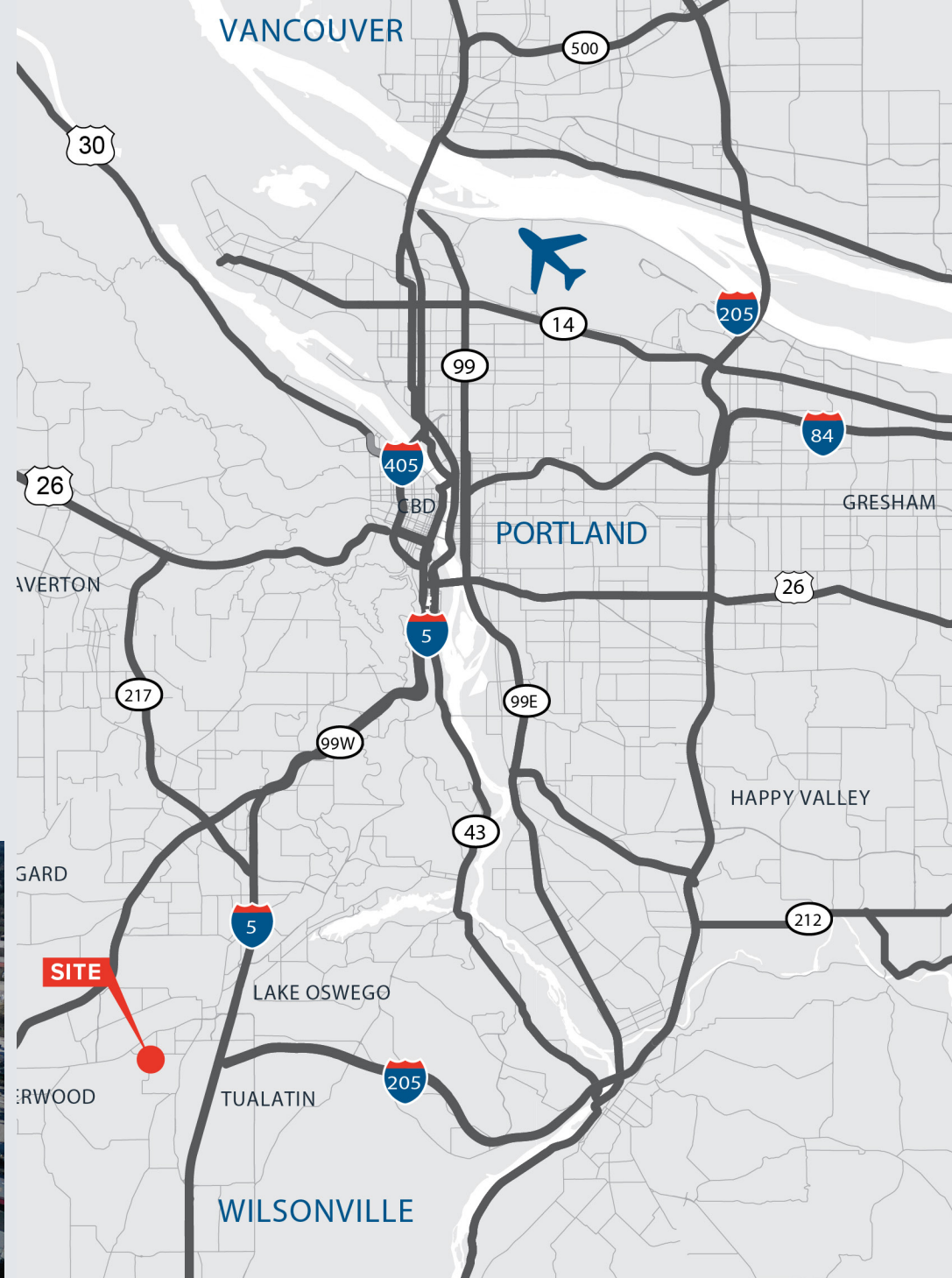
THE LOCATION

Located directly off SW Tualatin-Sherwood Road just west of Teton Avenue in the heart of the City of Tualatin's industrial district. The property is accessible to I-5 and I-205.

ABOUT TUALATIN

Tualatin is one of the most active and desirable industrial submarkets in the Portland metro area. The submarket offers unique access between Highway 217 and I-205 along I-5. It has become a "mature" market with limited opportunities for new development.

Tualatin is part of the South I-5 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 immediate vicinity include LAM Research, Lakeside Lumber, Javelin Logistics, Columbia Corrugated Box, Portland General Electric, and Pacific Foods.



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THE DEVELOPMENT TEAM



Clarion Partners creates real estate value for their institutional investor clients by relying on the fundamentals of proprietary research, innovative ideas, and the judgment of thirty-nine years of experience. They provide investors with long-term real estate solutions, mindful of their obligations of responsibility, transparency, and trust.



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.

