

Hedges Creek Industrial Park

11155-11355 SW MYSLONY STREET, TUALATIN, OR 97062

442,000 SF IN THREE BUILDINGS

AVAILABLE FOR IMMEDIATE OCCUPANCY

DEVELOPED BY:



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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR LEASE



FOR LEASE

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PROJECT 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.

PROJECT 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 - 151,250 SF |
| Total Lot Size: | 20.3 Acres |
| Total Project Size: | 442,035 SF |



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BUILDING A

| | |
|------------------------|----------------------|
| Building Size: | 148,485 SF |
| Grade/Dock Doors | 2 Grade/18 Dock |
| Parking Spaces: | 119 |
| Clear Height: | 32' |
| Power: | 3,000 Amps |
| Sprinklers: | ESFR Fire Protection |
| Column Spacing: | 52' |
| Existing Office Space: | 2,954 SF |
| Building Depth: | 270' |

BUILDING B

| | |
|------------------------|----------------------|
| Building Size: | 142,300 SF |
| Grade/Dock Doors | 4 Grade/26 Dock |
| Parking Spaces: | 102 |
| Clear Height: | 32' |
| Power: | 3,000 Amps |
| Sprinklers: | ESFR Fire Protection |
| Column Spacing: | 52' |
| Existing Office Space: | 3,012 SF |
| Building Depth: | 240' |

BUILDING C

| | |
|------------------------|----------------------|
| Building Size: | 151,250 SF |
| Grade/Dock Doors | 3 Grade/27 Dock |
| Parking Spaces: | 123 |
| Clear Height: | 32' |
| Power: | 3,000 Amps |
| Sprinklers: | ESFR Fire Protection |
| Column Spacing: | 52' |
| Existing Office Space: | 3,125 SF |
| Building Depth: | 260' |



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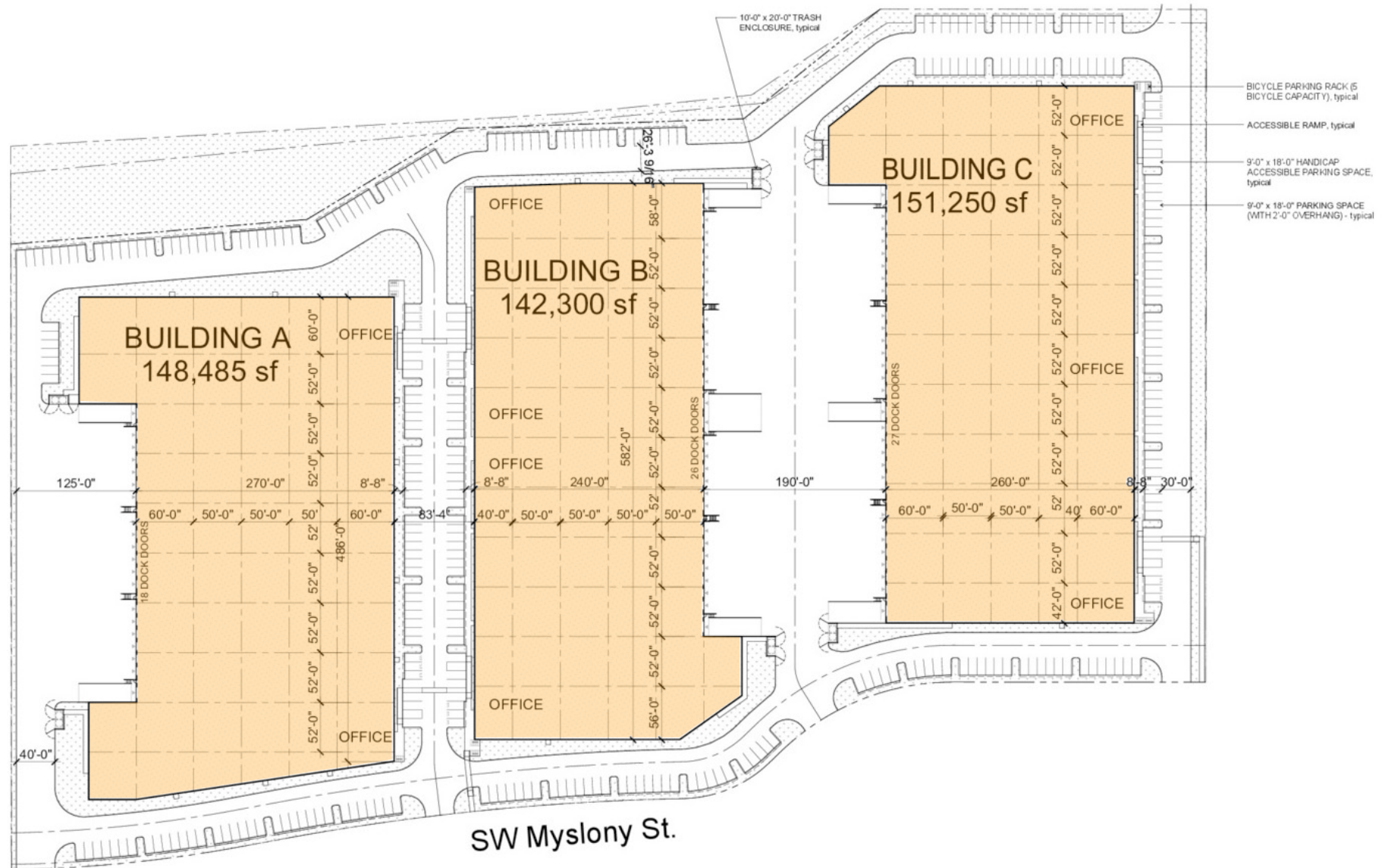
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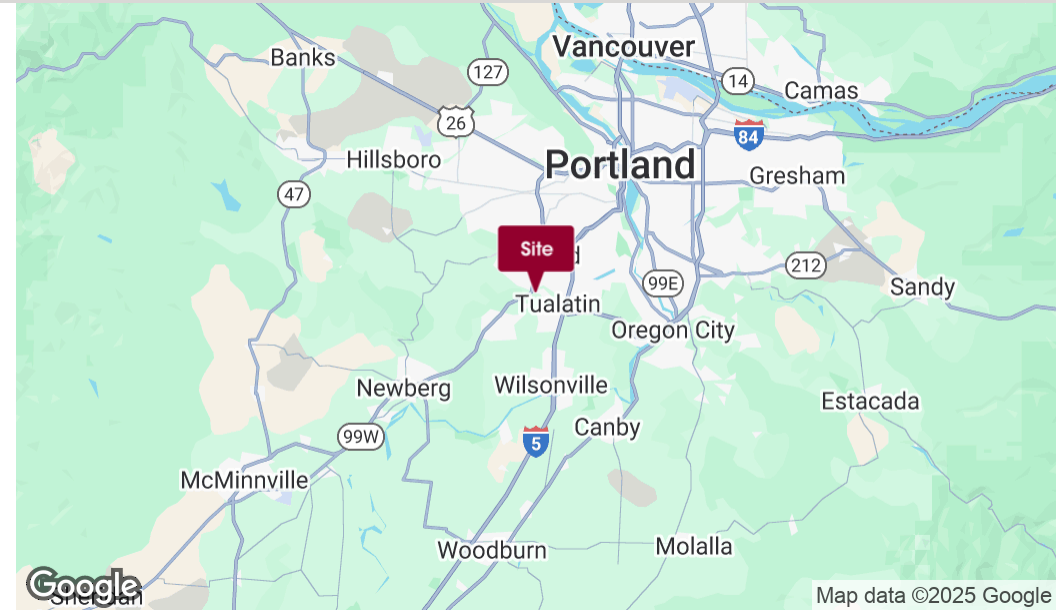
DEMOGRAPHICS

| | 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 TIMES

| | 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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THE DEVELOPMENT TEAM

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CLARION PARTNERS



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.



PHELANTM

DEVELOPMENT



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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