



TUALATIN-SHERWOOD BUSINESS PARK

Manufacturing / Warehouse Spaces

14841 & 14997 SW Tualatin-Sherwood Rd, Sherwood, OR 97140

The industrial spaces at Tualatin-Sherwood Business Park each feature insulated side walls and ceiling, One (1) grade door, 16'-18' clear heights, and limited garbage service that is included in NNN's. The Tualatin-Sherwood Business Park is located nearby local amenities like Target, Walmart, several banks, and numerous restaurants.

SCOTT MILLER

Senior Vice President | Licensed in OR 971-275-0341 | scottm@capacitycommercial.com

| | | | | | AVAILABILITIES | | | |
|-------------------------|---|--------------------------|--|----------|-------------------|--------------------|--------------------|--------------------------|
| BLDG. | SUITE | TOTAL SF | OFFICE SF | MEZZ. SF | WHRS. SF | BASE RENT | NNN's | TOTAL MONTHLY RENT |
| 3 | 304 | 1,376 | 286 | 268 | 1,090 | \$1,651 | \$472 | \$2,123 |
| 2 | 202 | 1,760 | 286 | 268 | 1,474 | \$2,024 | \$570 | \$2,594 |
| 2 | 203 | 1,760 | 286 | 268 | 1,474 | \$2,024 | \$570 | \$2,594 |
| 2 | 202 - 203 | 3,520 | 572 | 536 | 2,948 | \$3,696 | \$1,140 | \$4,836 |
| Building 2 | 201 3 206 92 206 92 | 301 302 303 304 | Building 3 | Site P | lan | WAREHOUSE | Buildings 1 & 2 | Floor Plan Building 5 |
| Building 1 Building 1 B | 203 202 201 105 105 105 105 105 105 105 105 105 1 | latin-sherwood road - | 84 Helling and a second | | wings To Scale | WAREHOUSE | Buildings 3 & 4 | WAREHOUSE |
| | | 990 | | | | SITE SW TUALATI | N-SHERVXO | DOD RD |

Capacity Commercial Group | 805 SW Broadway, Suite 600, Portland, OR | 503-326-9000 | capacitycommercial.com The information contained herein has been obtained from sources deemed reliable. However, Capacity and its agents make no guarantee of accuracy. 14841 &

DEVELOPMENT PLAN