



FOR LEASE



HERMAN ROAD BUSINESS PARK

Free Standing Office / Warehouse Building

11975 SW Herman Rd, Tualatin, OR 97062

- Approx. 32,727 SF
- Quality Architectural Metal Construction
- Located Near Hwy 99 & 124th Bypass
- Corporate Image Location

JOHN FETTIG, SIOR

Principal | Licensed in OR

503-517-9870 | johnfettig@capacitycommercial.com



PROPERTY SUMMARY



FOR LEASE



PROPERTY DETAILS

Address	11975 SW Herman Rd, Tualatin, OR 97062
Available Space	32,727 RSF
Office SF	1st Floor: 9,102 SF 2nd Floor: 5,136 SF
Warehouse SF	16,801 SF
Mezzanine SF	1,688 SF - Storage
Use Type	Office, Industrial
Zoning	MG - General Manufacturing
Clear Height	Approx. 21' in Warehouse
Dock Loading	Three (3) Dock Doors with Load Levelers
Grade Loading	One (1) Grade Level Door
Auto Parking	Off Street Parking
Additional Features	<ul style="list-style-type: none"> • First Class Office Quality - Elevator Served • Award Winning Building Design
Electrical Service	600 Amps, 240V
Lease Rate	Call for Competitive Lease Rate

Location Features

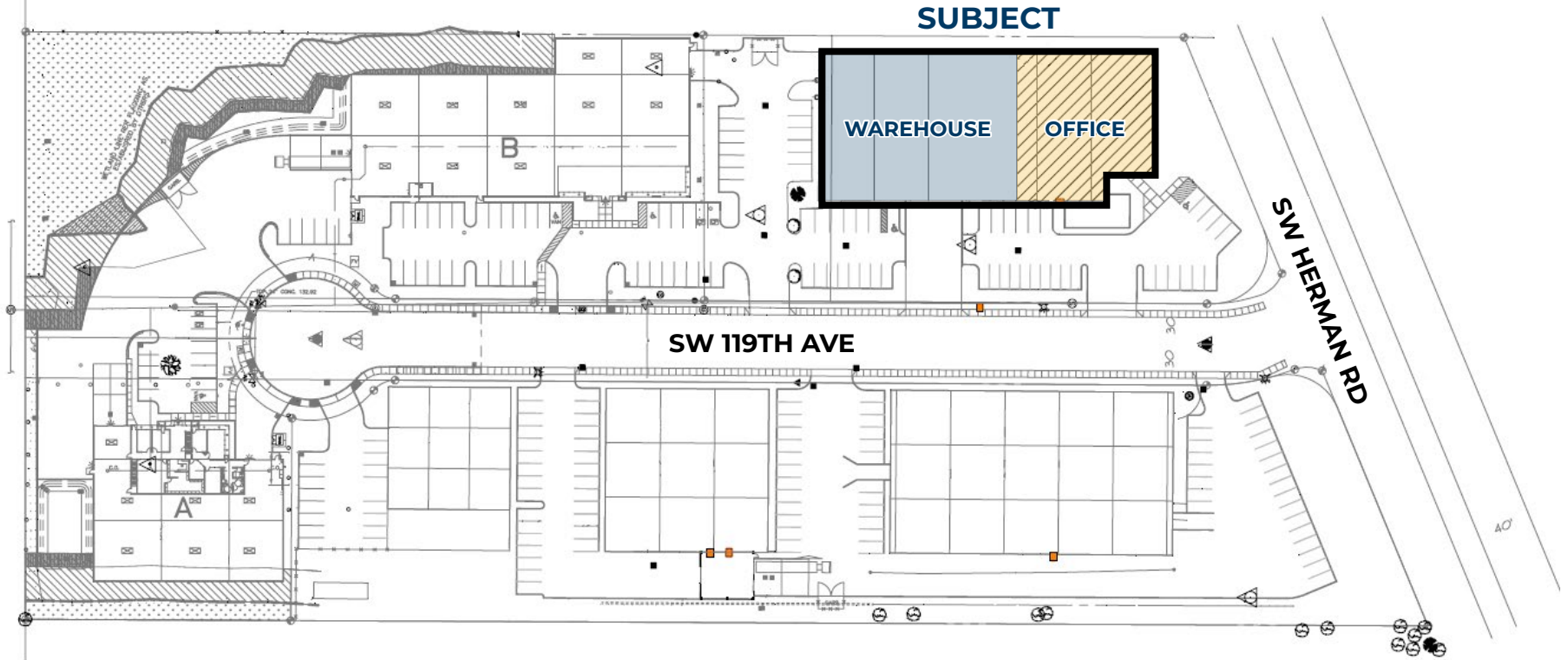
- Frontage on Herman Road
- In close proximity to Hwy 99W and I-5

Nearby Highlights

- Amazon Warehouse
- Ancestry Brewing
- Bridgeport Village
- Cascade Columbia Distribution
- Crumbl Cookies
- Dutch Bros Coffee
- La Industria
- Langer's Entertainment Center
- McMenamins Sherwood
- Olympus Controls
- Parkway Village
- Safeway
- Stickmen Brewing
- Target
- The Home Depot
- Walmart Supercenter
- Whole Foods Market

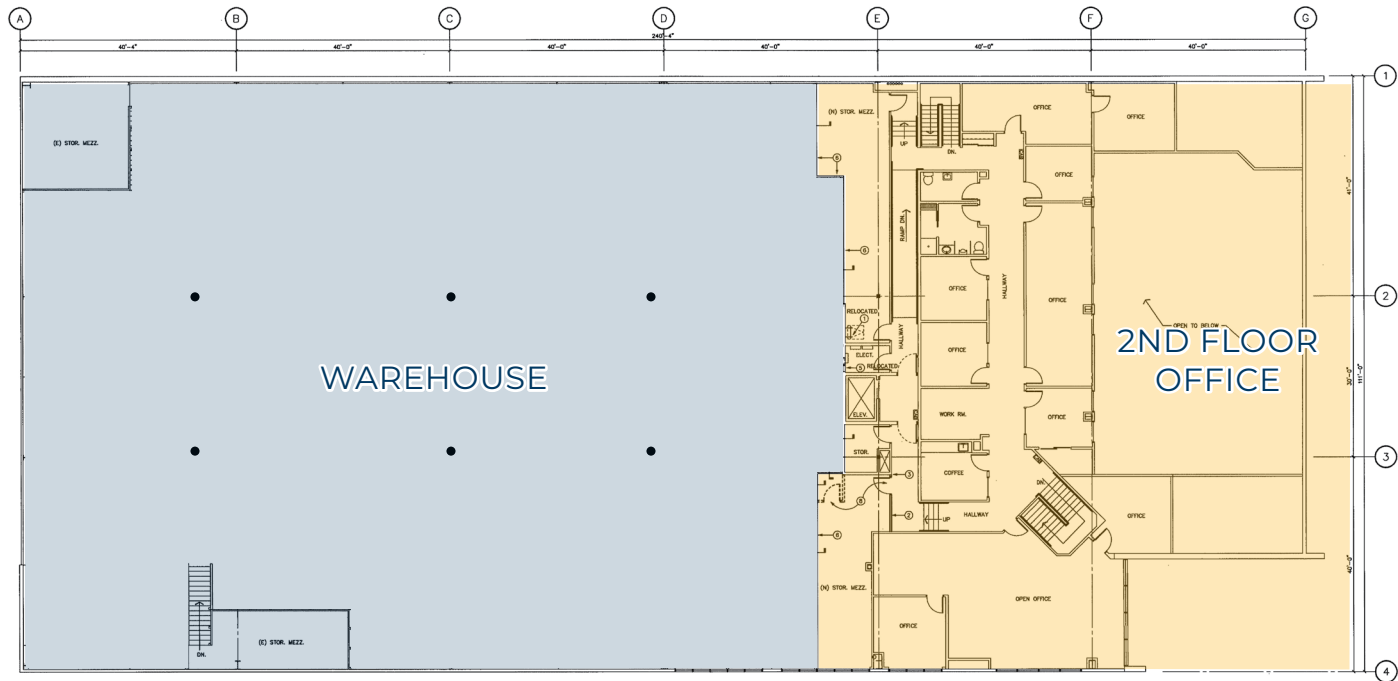
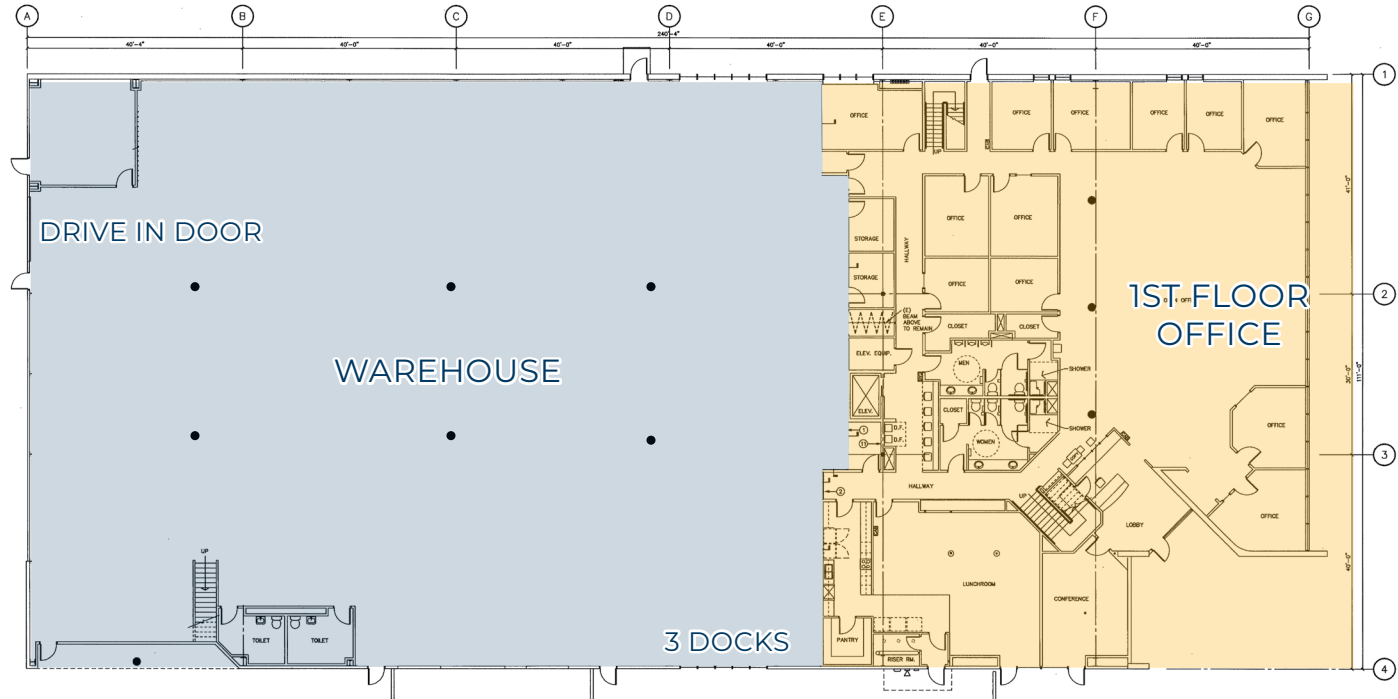


SITE PLAN



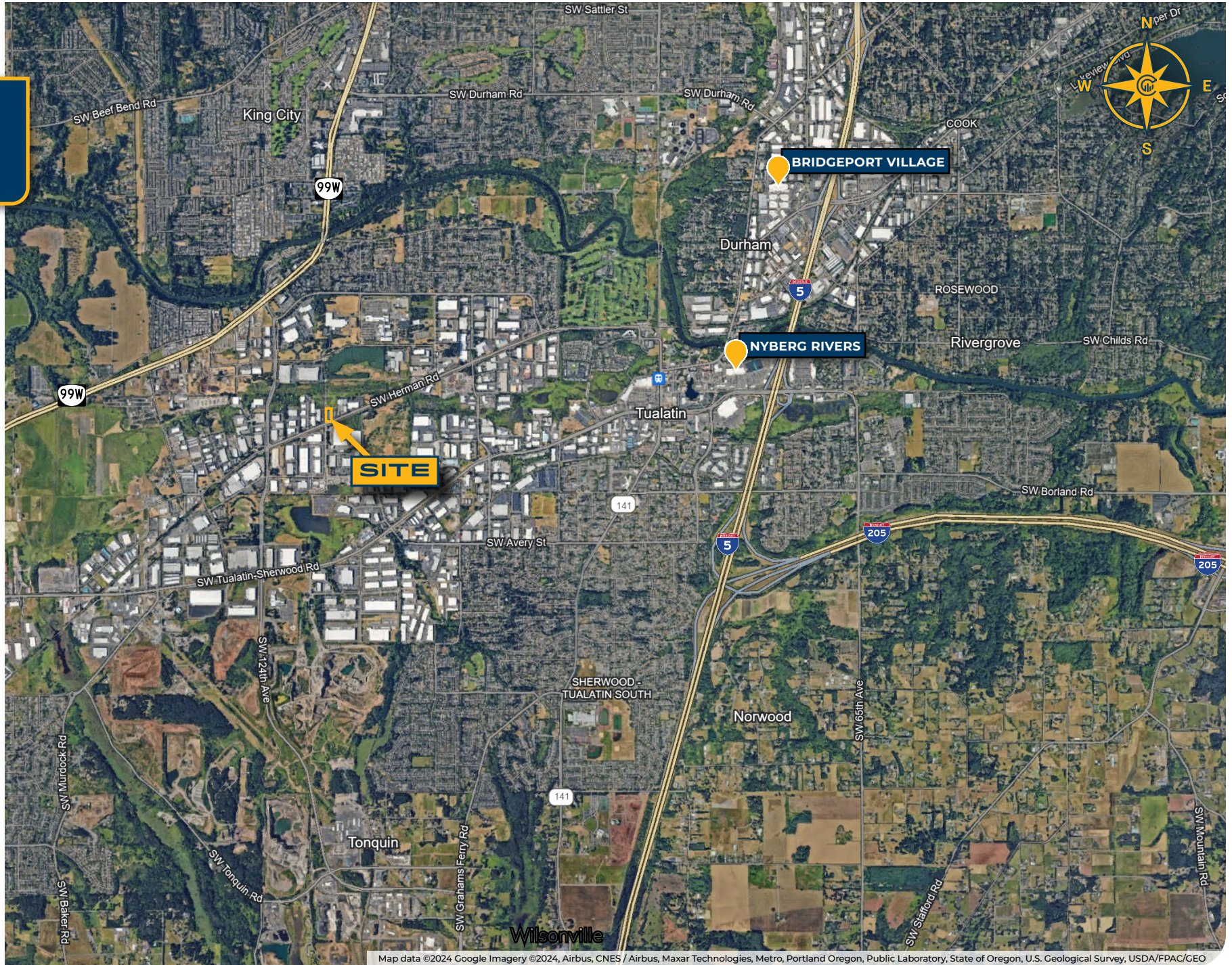


FLOOR PLANS





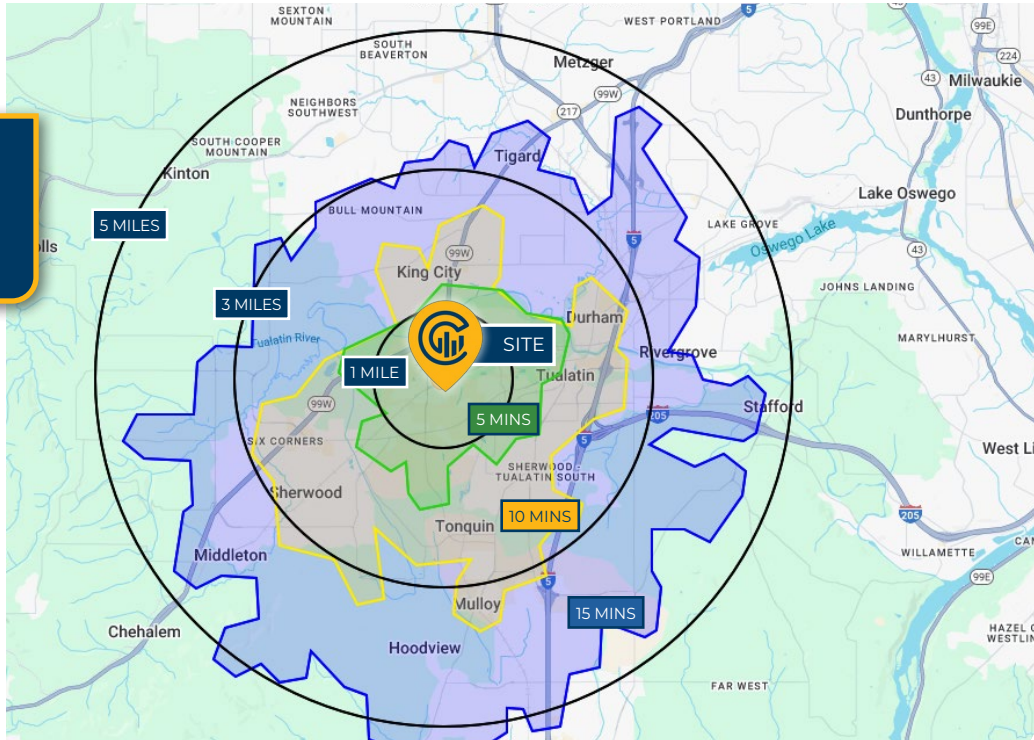
LOCAL AERIAL MAP



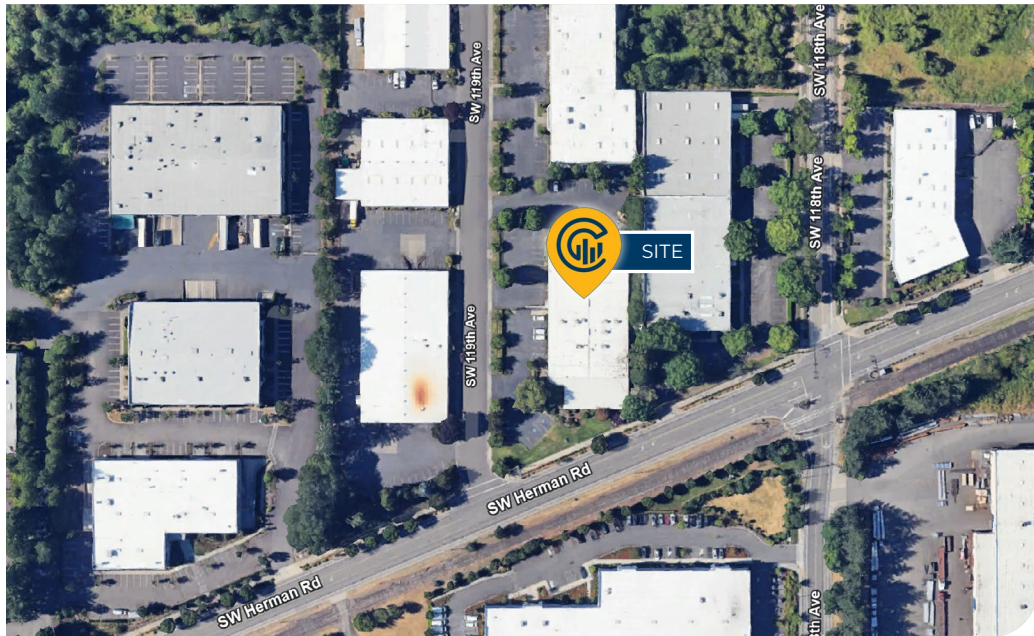
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DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	4,366	77,378	182,017
2029 Projected Population	4,623	75,843	181,050
2020 Census Population	4,175	77,710	181,074
2010 Census Population	3,598	69,862	160,485
Projected Annual Growth 2024 to 2029	1.2%	-0.4%	-0.1%
Historical Annual Growth 2010 to 2024	1.5%	0.8%	1.0%
Households & Income			
2024 Estimated Households	1,958	31,311	73,327
2024 Est. Average HH Income	\$122,070	\$134,689	\$149,176
2024 Est. Median HH Income	\$97,602	\$107,237	\$116,697
2024 Est. Per Capita Income	\$54,945	\$54,590	\$60,163
Businesses			
2024 Est. Total Businesses	569	4,438	12,630
2024 Est. Total Employees	7,996	36,888	106,361
Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1			

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