



real



INDUSTRIAL / WAREHOUSE SPACE

Available Immediately

Prime Industrial/Warehouse Space in Sherwood, Oregon

This freestanding concrete tilt-up building offers a functional office and warehouse layout, featuring 12 dock-level doors, 4 grade-level doors, and excellent access to Highway 99W and Interstate 5. Located within a well-maintained industrial park, it is well suited for a variety of industrial and distribution uses.

|                       |                                                         |
|-----------------------|---------------------------------------------------------|
| PROPERTY TYPE         | Industrial / Warehouse                                  |
| TOTAL AVAILABLE SPACE | 25,000 SF                                               |
| WAREHOUSE SPACE       | 23,800 SF                                               |
| OFFICE SPACE          | 1,200 SF                                                |
| CLEAR HEIGHT          | 24 Feet                                                 |
| CONSTRUCTION          | Freestanding Reinforced Concrete Tilt-Up                |
| POWER                 | 277/480V, 3-Phase                                       |
| ZONING                | Light Industrial                                        |
| FIRE PROTECTION       | Fully Sprinklered                                       |
| ENERGY FEATURES       | Insulated Walls and Roof                                |
| USE                   | Light Industrial, Warehousing, Freight, or Distribution |
| AVAILABILITY          | Immediately                                             |
| TERM                  | Negotiable                                              |
| PROPERTY ADDRESS      | 14816 Century Drive<br>Sherwood                         |

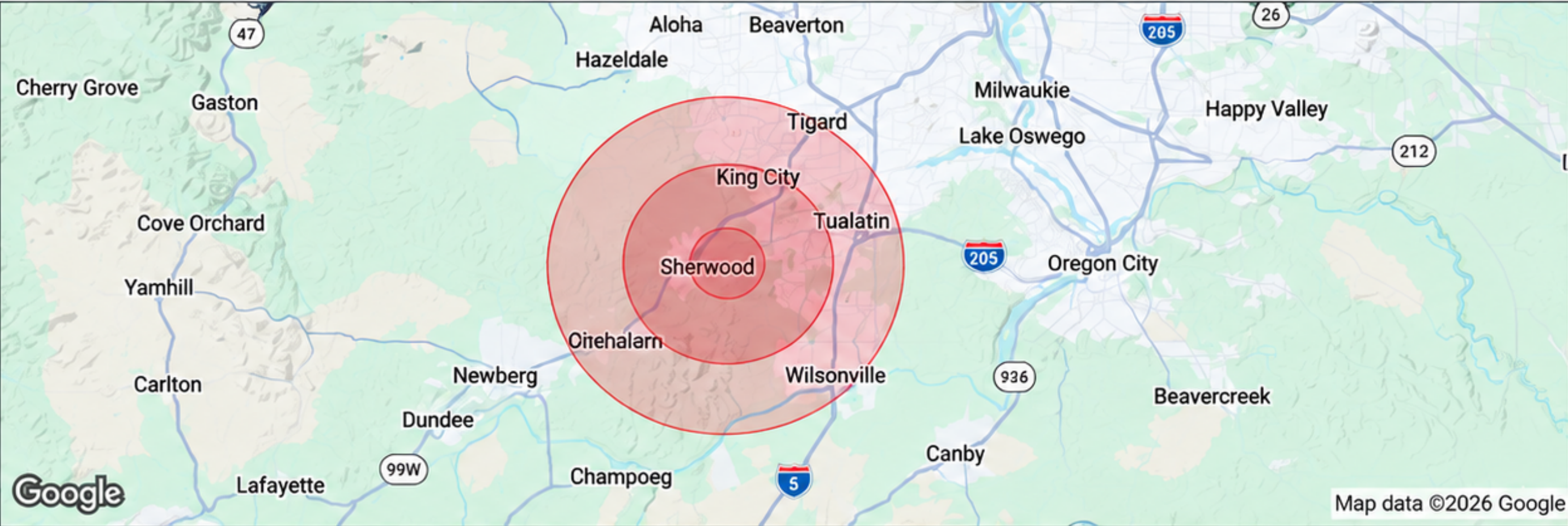
# PROPERTY COMPARISON

Two High-Quality Industrial Options in Century Drive Industrial Park

| DETAIL                                                                                                           | VERSION 1<br>14816 Century Drive |
|------------------------------------------------------------------------------------------------------------------|----------------------------------|
|  PROPERTY ADDRESS               | 14816 Century Drive              |
|  RENTAL RATE                   | \$10.20/SF/YR                    |
|  EXTERIOR DOCK DOORS          | 12                               |
|  GRADE-LEVEL / DRIVE-IN DOORS | 4 drive-in bays                  |
|  LOT SIZE                     | 37.44 acres                      |
|  YEAR BUILT                   | 2012                             |

# DEMOGRAPHICS

## Sherwood, Oregon Trade Area Overview



### POPULATION

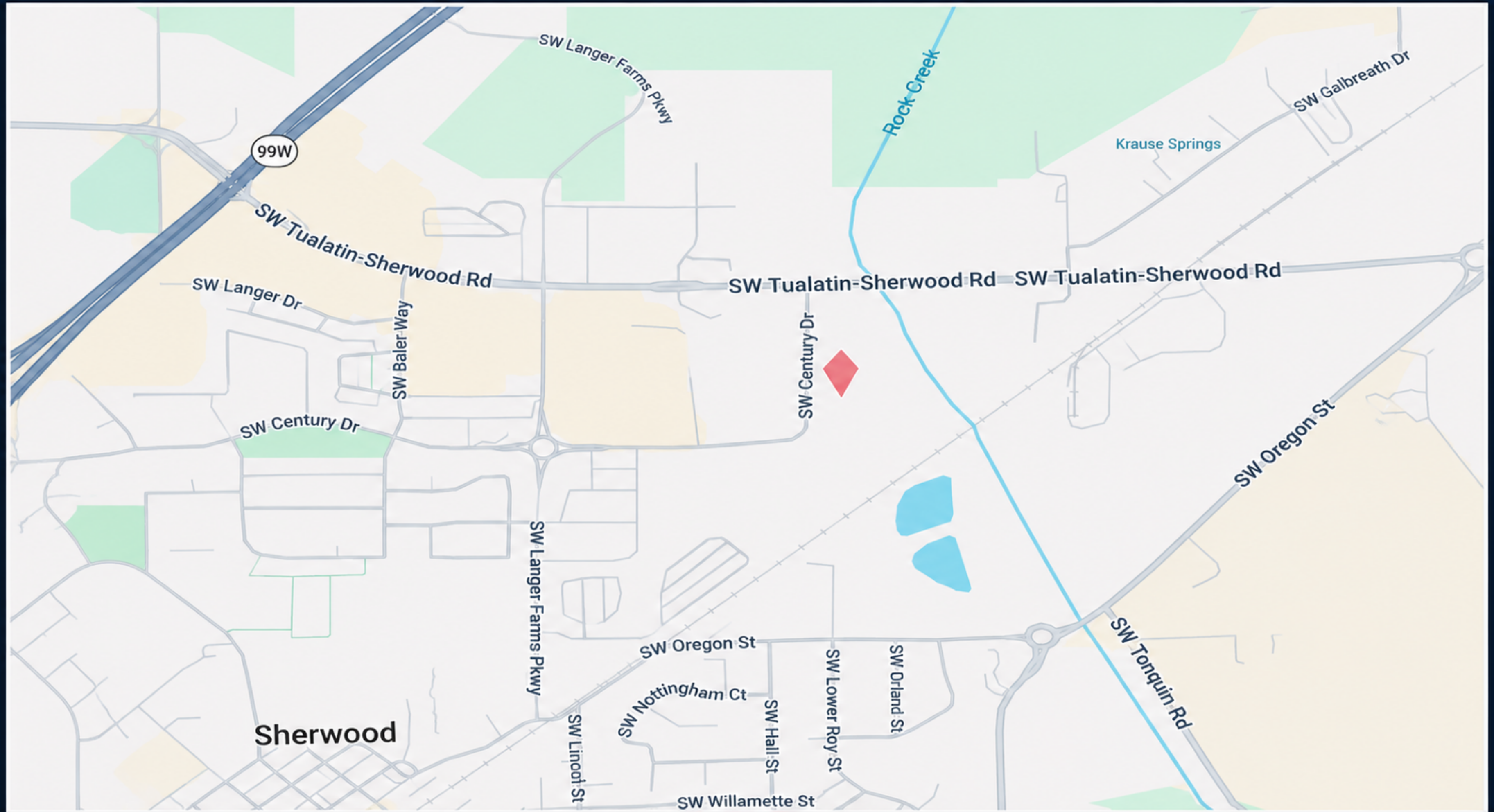
|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 6,416  | 45,925  | 136,59  |
| Average age          | 39     | 40      | 40      |
| Average age (Male)   | 36     | 39      | 39      |
| Average age (Female) | 41     | 41      | 41      |



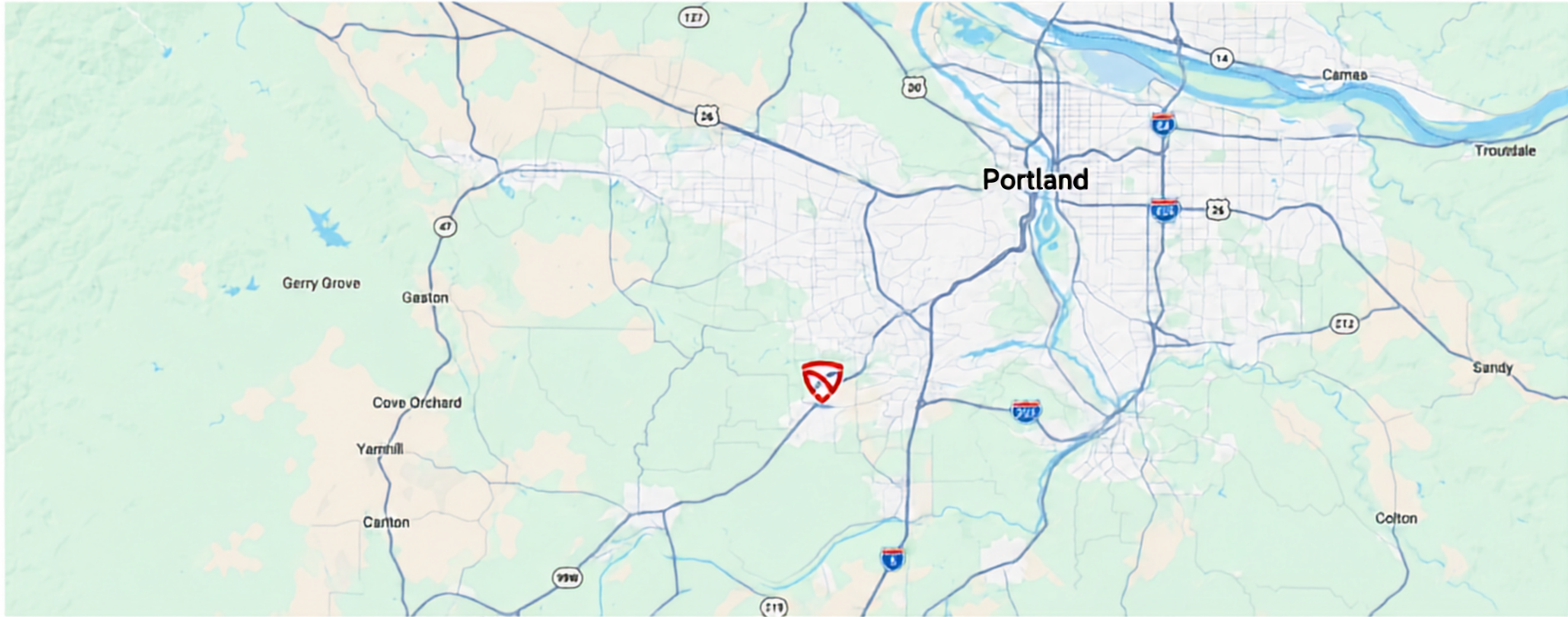
### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 2,311     | 16,209    | 51,585    |
| # of persons per HH | 2.8       | 2.8       | 2.6       |
| Average HH income   | \$123,149 | \$151,638 | \$151,538 |
| Average house value | \$634,360 | \$655,195 | \$688,612 |

\* Demographic data derived from 2020 ACS - US Census



FOR LEASE



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