

# TUALATIN LOGISTICS PARK

20400 SW CIPOLE ROAD | TUALATIN, OR

Something BIG is coming to Portland's I-5 Corridor.

INTRODUCING TUALATIN LOGISTICS PARK, A RARE CROSS-LOADED MODERN LOGISTICS FACILITY LOCATED IN PORTLAND'S COVETED I-5 CORRIDOR SUBMARKET. BUILDING IS APPROVED AND PERMIT READY ALLOWING FOR DELIVERY IN 13-14 MONTHS FROM EXECUTION.



DEVELOPED BY

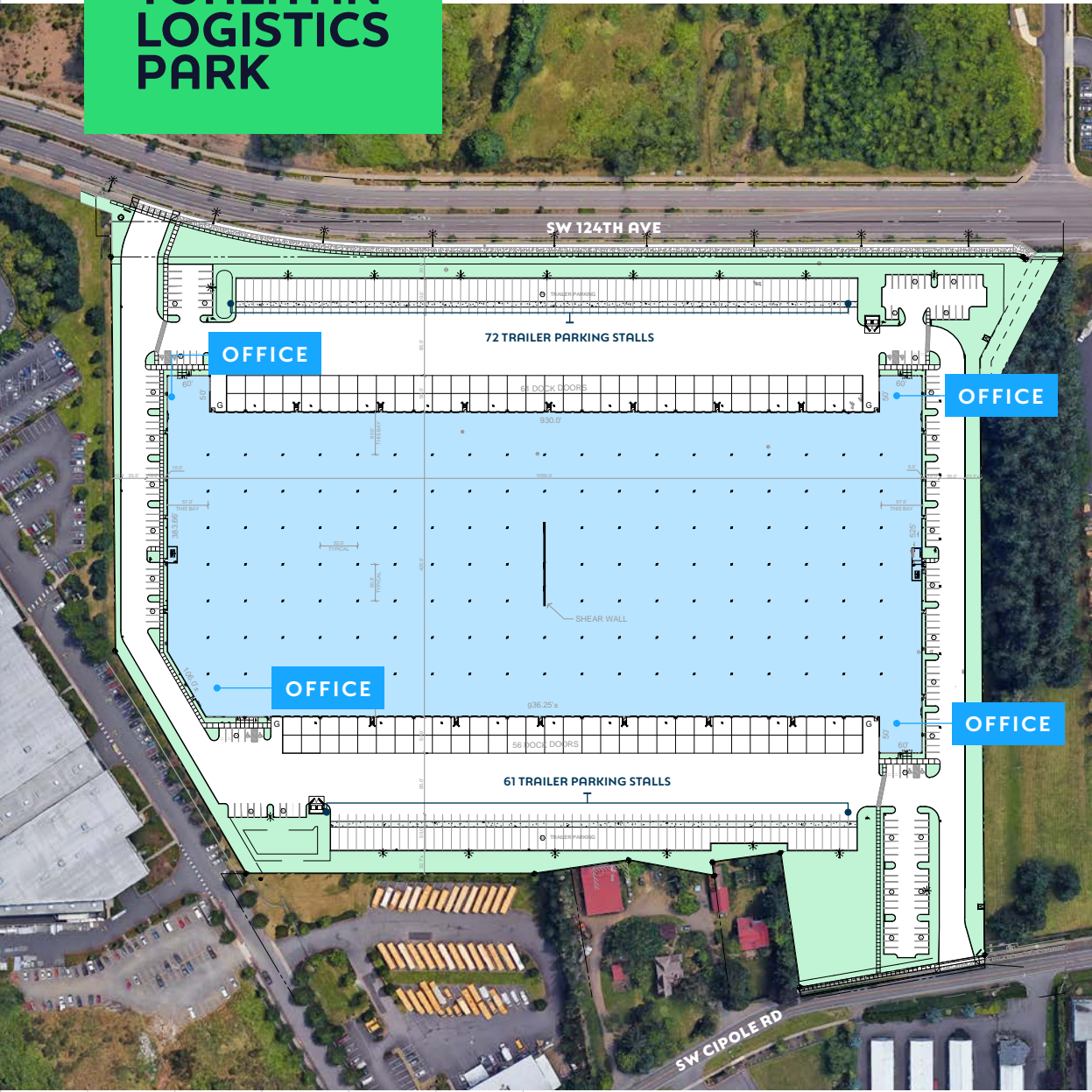


REPRESENTED BY



# SITE PLAN

## TUALATIN LOGISTICS PARK



452,795 SF  
BUILDING SIZE

24.16 AC  
TOTAL SITE SIZE

36'  
CLEAR HEIGHT

4 Tenant  
DIVISIBILITY

117  
DOCK DOORS

4  
GRADE DOORS

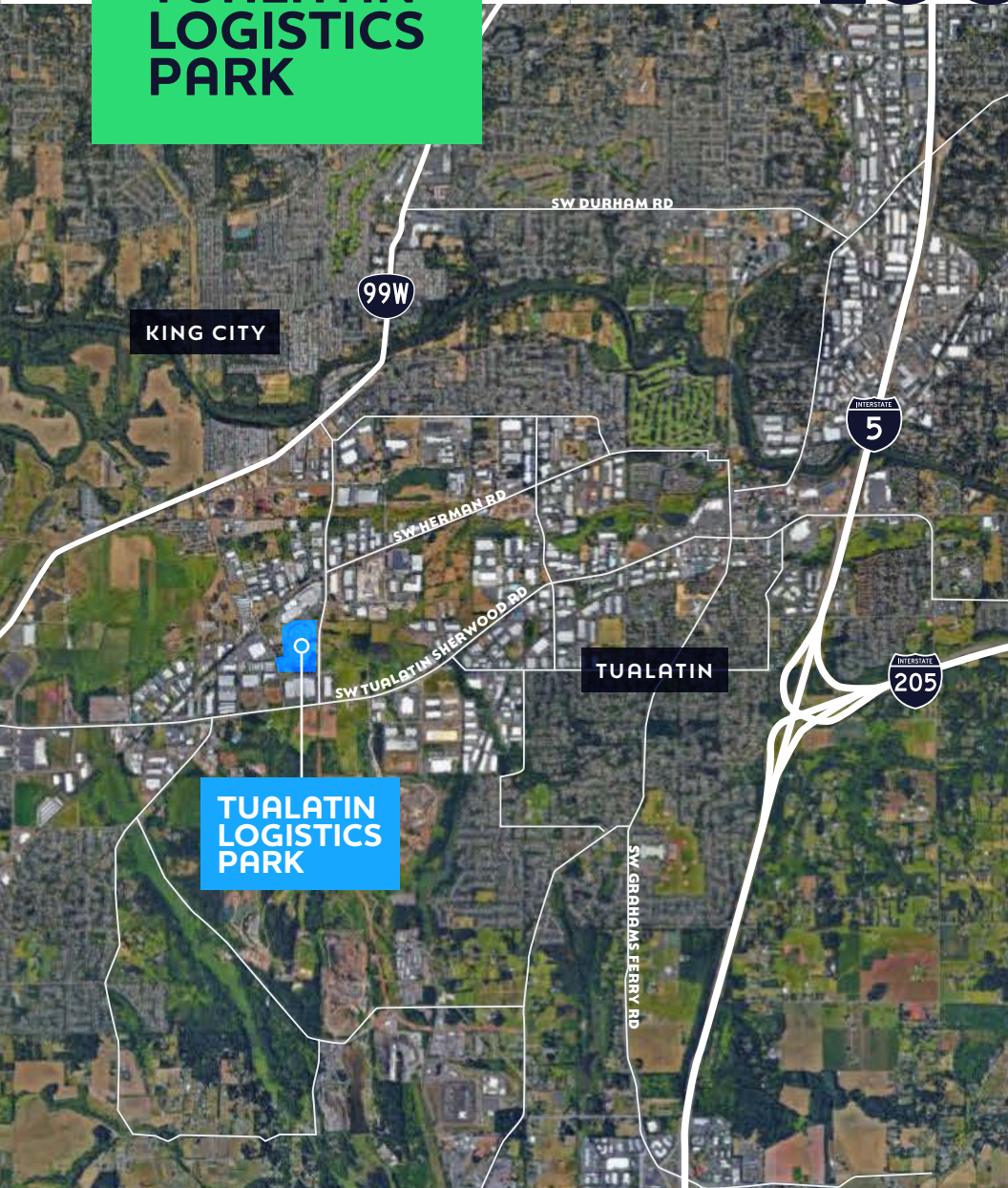
133  
TRAILER PARKING SPACES

191  
CAR PARKING SPACES



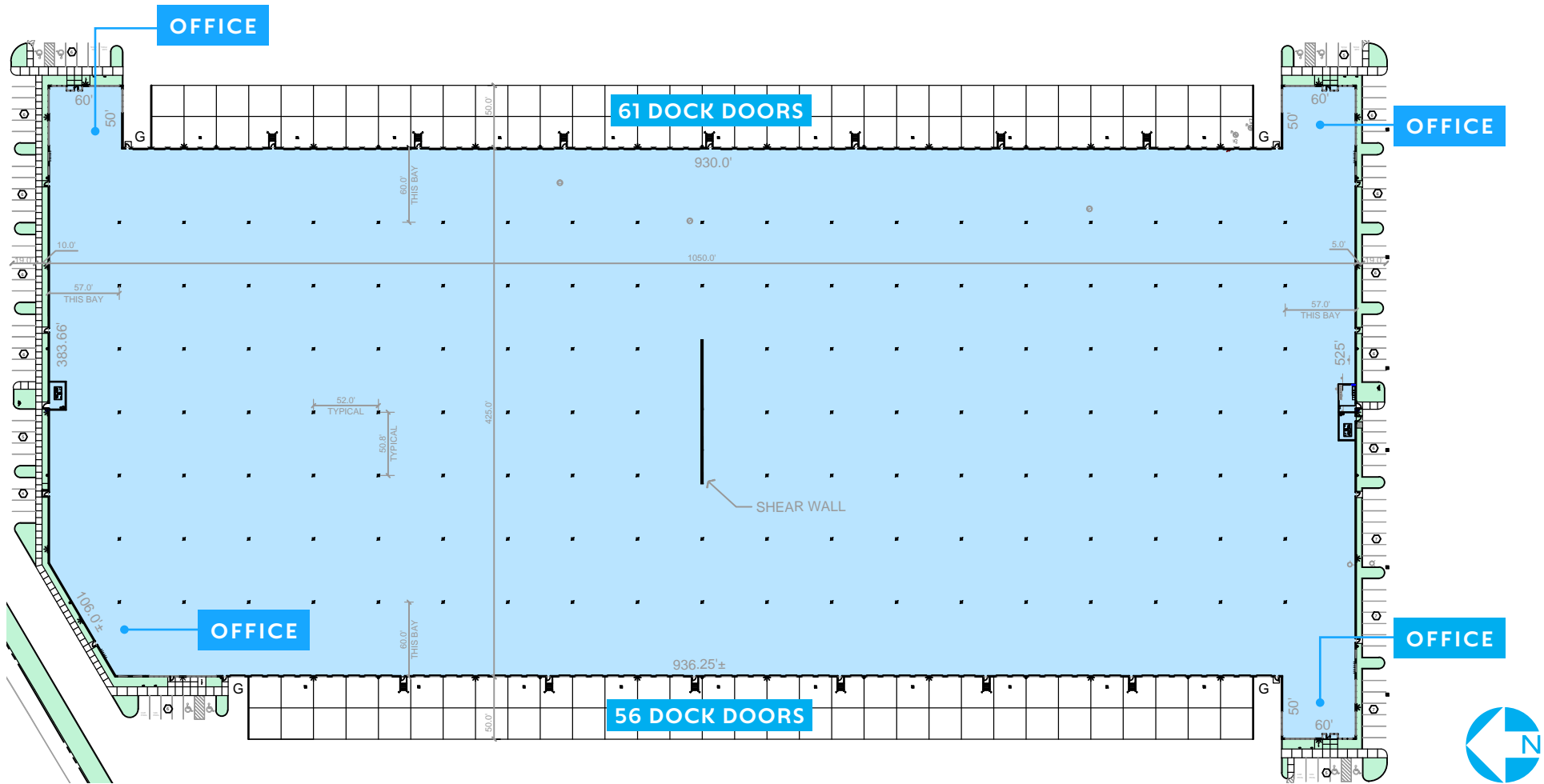
# LOCATION OVERVIEW

**TUALATIN LOGISTICS PARK**



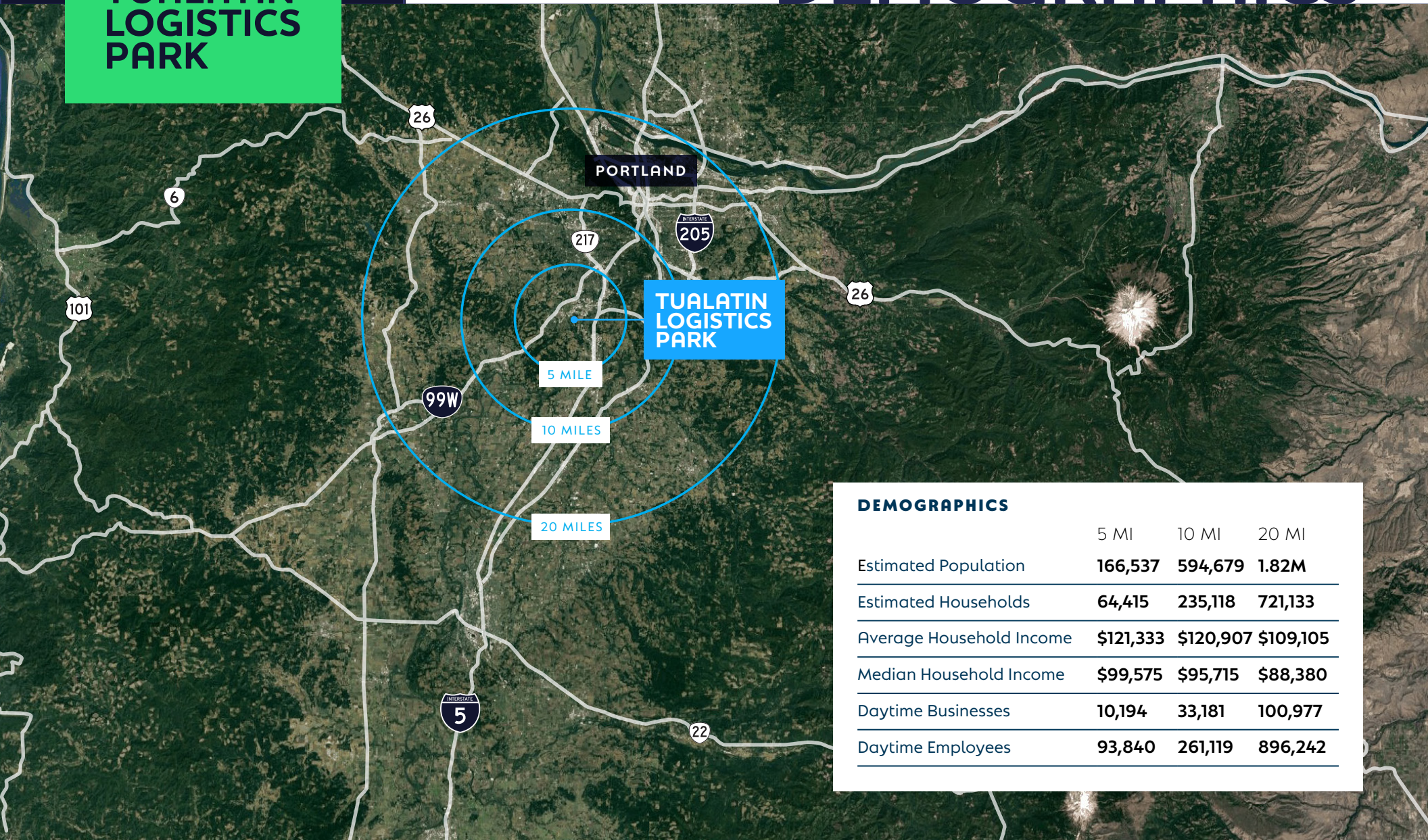
# TUALATIN LOGISTICS PARK

# FLOOR PLAN



# TUALATIN LOGISTICS PARK

# DEMOGRAPHICS



## DEMOGRAPHICS

	5 MI	10 MI	20 MI
Estimated Population	166,537	594,679	1.82M
Estimated Households	64,415	235,118	721,133
Average Household Income	\$121,333	\$120,907	\$109,105
Median Household Income	\$99,575	\$95,715	\$88,380
Daytime Businesses	10,194	33,181	100,977
Daytime Employees	93,840	261,119	896,242



SPECHT



Kidder Mathews

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## FOR LEASING INFORMATION CONTACT

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