

PRICE REDUCED
~~\$8,700,000~~ \$8,200,000!

SALE OFFERING



Heavy power: 4,000 AMPS

[CLICK HERE FOR VIDEO TOUR](#)

19939 SW CIPOLE RD

SHERWOOD, OR 97140

Large Land Component

For more information or a property tour, please contact:

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Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

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Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

06/16/2026

900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204
503.223.3171 • NORRIS-STEVENS.COM

19939 SW CIPOLE ROAD

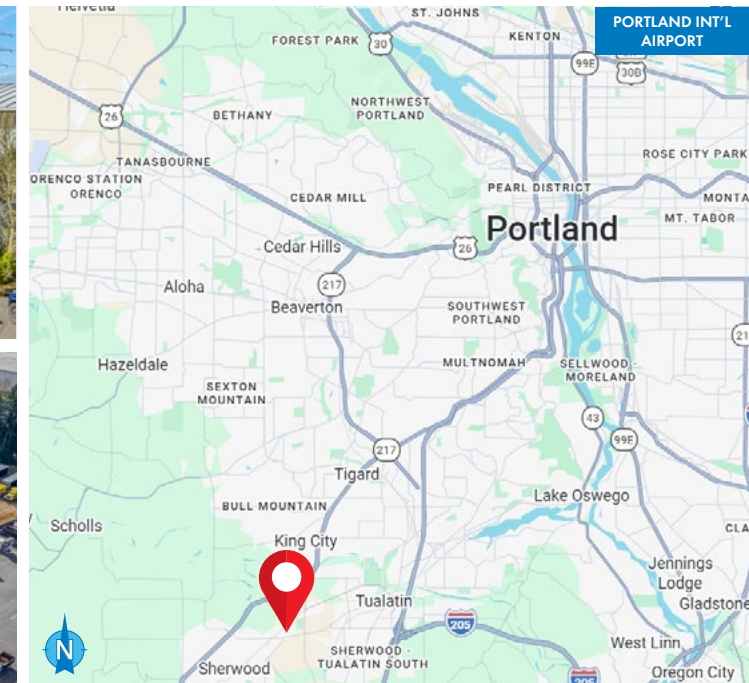
Sherwood, OR 97140

PROPERTY DETAILS

- **Price:** ~~\$8,700,000~~ **\$8,200,000**
- Total SF: ± 43,000 SF
- Total site: ± 5.15 acres
- **Building 1:** ± **33,200 SF**
 - Office: ± 1,038 SF - Including 5 privates
 - Grade: Five (5) - 14' clear
 - Dock: Four (4)
 - Clear height: 20' - 28'
 - Building features: 5-ton bridge crane
Covered docks
Mezzanine storage
High clear height
- **Building 2:** ± **9,338 SF**
 - Grade: One (1)
 - Dock: One (1)
 - Clear height: 24'

PROPERTY FEATURES

- Power: 4,000 amps/3-phase/480 volt
- Distributed electrical
- Distributed air
- Additional land for yard storage, or building expansion



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PHOTOS

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- BUILDING EXPANSION
- STORAGE
- EXCESS YARD

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