



FOR SALE

RARE LAND OPPORTUNITY

TAX LOT 2S1330000600, SHERWOOD, OR , OR 97140

CLAYTON MADEY, SIOR
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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

Strategically positioned adjacent to the urban growth boundary in Sherwood, this site sits in the heart of one of the Portland Metro's strongest-performing industrial corridors. The property is currently zoned AF-20, Washington County. A UGB inclusion is currently being studied, offering significant long-term upside as the region's expansion planning progresses. The current AF-20 zoning supports a range of uses through the appropriate Washington County approval processes, including landscaping operations, telecommunications and utility facilities, schools, waste treatment facilities, and materials uses such as mining, stockpiling, and crushing.

This is a rare opportunity to control well-located land at the edge of the UGB with near-term utility and long-term value upside. The seller is willing and able to perform site work for a buyer; contact the broker for details.

PROPERTY HIGHLIGHTS

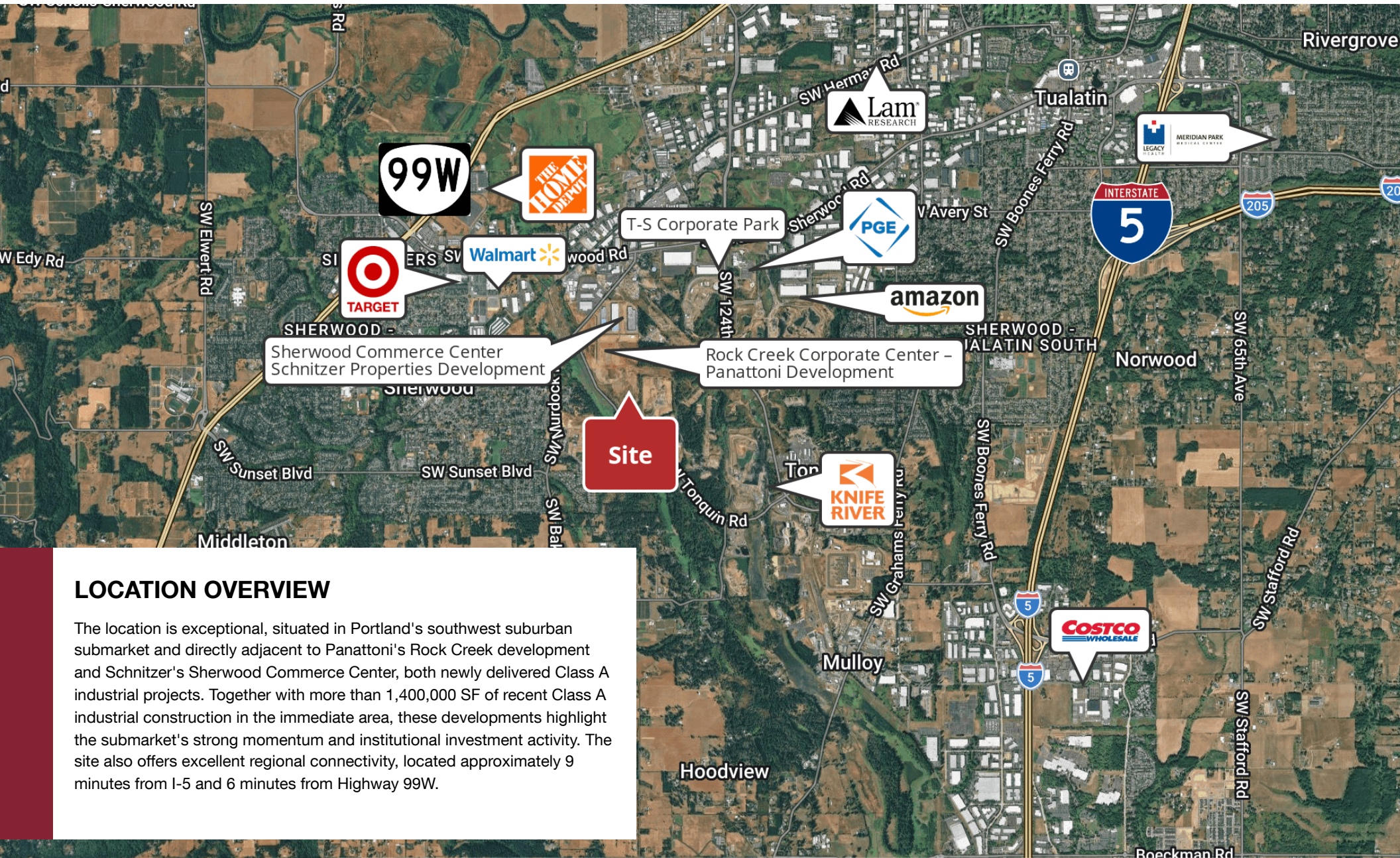
- Strong southwest suburban location in the Portland Metro.
- Range of allowable uses with current zoning.
- Adjacent to the UGB.
- Convenient access to major highways including I-5.

OFFERING SUMMARY

Sale Price:	\$7,229,871
Price Per Square Foot:	\$7/SF
Lot Size:	22.13 Acres

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LOCATION OVERVIEW

The location is exceptional, situated in Portland's southwest suburban submarket and directly adjacent to Panattoni's Rock Creek development and Schnitzer's Sherwood Commerce Center, both newly delivered Class A industrial projects. Together with more than 1,400,000 SF of recent Class A industrial construction in the immediate area, these developments highlight the submarket's strong momentum and institutional investment activity. The site also offers excellent regional connectivity, located approximately 9 minutes from I-5 and 6 minutes from Highway 99W.

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