



5150 SW WESTERN AVE | BEAVERTON, OR

\$18,250,808 | \$193 PSF | 6.5% YEAR 1 CAP

**100% LEASED TO ACME
CONSTRUCTION SUPPLY
THROUGH OCT. 2033**

**RECENTLY RENOVATED INDUSTRIAL
BUILDING TOTALING 94,609 SF**

**STRATEGIC
SOUTHWEST LOCATION**

CBRE National
Partners
OFFERING MEMORANDUM

EXECUTIVE SUMMARY

CBRE is pleased to present the opportunity to acquire Bennett Business Center (“The Property”), a recently renovated, 94,609 SF industrial building in Beaverton, OR.

The highly functional building is 100% leased to Acme Construction Supply with 7.0 years of term remaining and 3.5% escalations. The property is strategically located in the infill southwest submarket with quick access to Portland’s population centers, 4 minutes from the OR-217 freeway, and the emerging “Silicon Forest” tech corridor in Hillsboro. Acme is a supplier for Intel’s Hillsboro campus and recently consolidated several locations into Bennett Business Center, making this location mission critical.

The Property competes in the Southwest Submarket’s sub-100K SF segment, where vacancy of 8.3% sits below the 9.9% submarket average and asking rents command a 13% premium to the Greater Portland average.



PROPERTY AT A GLANCE



5150 SW WESTERN AVE.
BEAVERTON, OR



100%
LEASED



94,609 SF
TOTAL SHELL
SQUARE FOOTAGE



21'
CLEAR
HEIGHT



7.0 YEARS
REMAINING TERM



**BENNETT
BUSINESS CENTER**

INVESTMENT HIGHLIGHTS



HIGHLY FUNCTIONAL INDUSTRIAL BUILDING

Easily divisible 94,609 SF building in a strategic infill location



BEST IN CLASS UPGRADES

\$3.6M of recent capital expenditure including new roof, LED lighting, upgraded fire suppression system



HIGH DEMAND SOUTHWEST SUBMARKET

- Limited industrial-zoned land
- Central location with quick access to Portland's population centers
- 2.9 million people within 45 miles
- Sub-100K SF vacancy of 8.3%, roughly 170 bps below the 9.9% overall submarket rate



IDEAL DISTRIBUTION SITE

- Quick access to the entire Portland Metro and the Pacific Northwest via OR 217 and I-5
- Last mile location - close proximity to residential and retail



STRATEGIC "SILICON FOREST" LOCATION

Beaverton's proximity to Hillsboro makes this location ideal for a range of companies that supply and store materials for growing data center & semi-conductor companies



QUALITY TENANT

- Acme Construction operates 16 locations across the western U.S. and offers over 500 products
- This location is just 7 miles from company headquarters in Lake Oswego and is in a mission critical location proximate to Intel's Hillsboro campus, where Acme is a key supplier.
- Sticky tenant given high growth location with significant construction supply demand
- Acme has invested ±\$500K in additional TIs including fire code exit upgrades to increase racking height



PREFERRED WASHINGTON COUNTY LOCATION

Tenants and landlords prefer Bennett Business Center's Washington County location due to the material tax and business benefits, as well as access to the Southwest Submarket's rapidly increasing population. The Property is also located in Beaverton's Enterprise Zone and E-commerce Zone.



**BENNETT
BUSINESS CENTER**

02 | CBRE NATIONAL PARTNERS

PROPERTY HIGHLIGHTS

60 mil TPO Roof With
Warranty Through Feb. 2042

1,200 AMPS
Power

9 Dock High
Doors

3 Grade Level
Doors

LED
Lighting



Demisable to
32,630 - 26,130 SF

Renovated
in 2022

73 Auto Parking
Spaces

21'
Clear Height

±\$3.6M of recent capital expenditure including new roof,
LED lighting & upgraded fire suppression system



**BENNETT
BUSINESS CENTER**

03 | CBRE NATIONAL PARTNERS

STRATEGIC CONNECTIVITY & MARKET ACCESS

PRIME CONNECTIVITY

- **Immediate access to I-84 and I-205** providing efficient connectivity throughout the Pacific Northwest
- **±30 minutes to Portland International Airport (PDX)**, supporting air freight and business travel
- **Within a 1-2 day truck haul to major West Coast and Mountain West markets**, including Washington, Oregon, Northern California, Nevada, Idaho, and Utah

DEEP LABOR POOL

- **Immediate labor pool with 218K employees** within a 15-minute drive and 887K+ within 30 minutes
- **Diverse workforce** with ±19% blue-collar employment, supporting logistics and distribution users
- **Highly educated labor base** with 59% holding a bachelor's degree or higher (15-min drive)

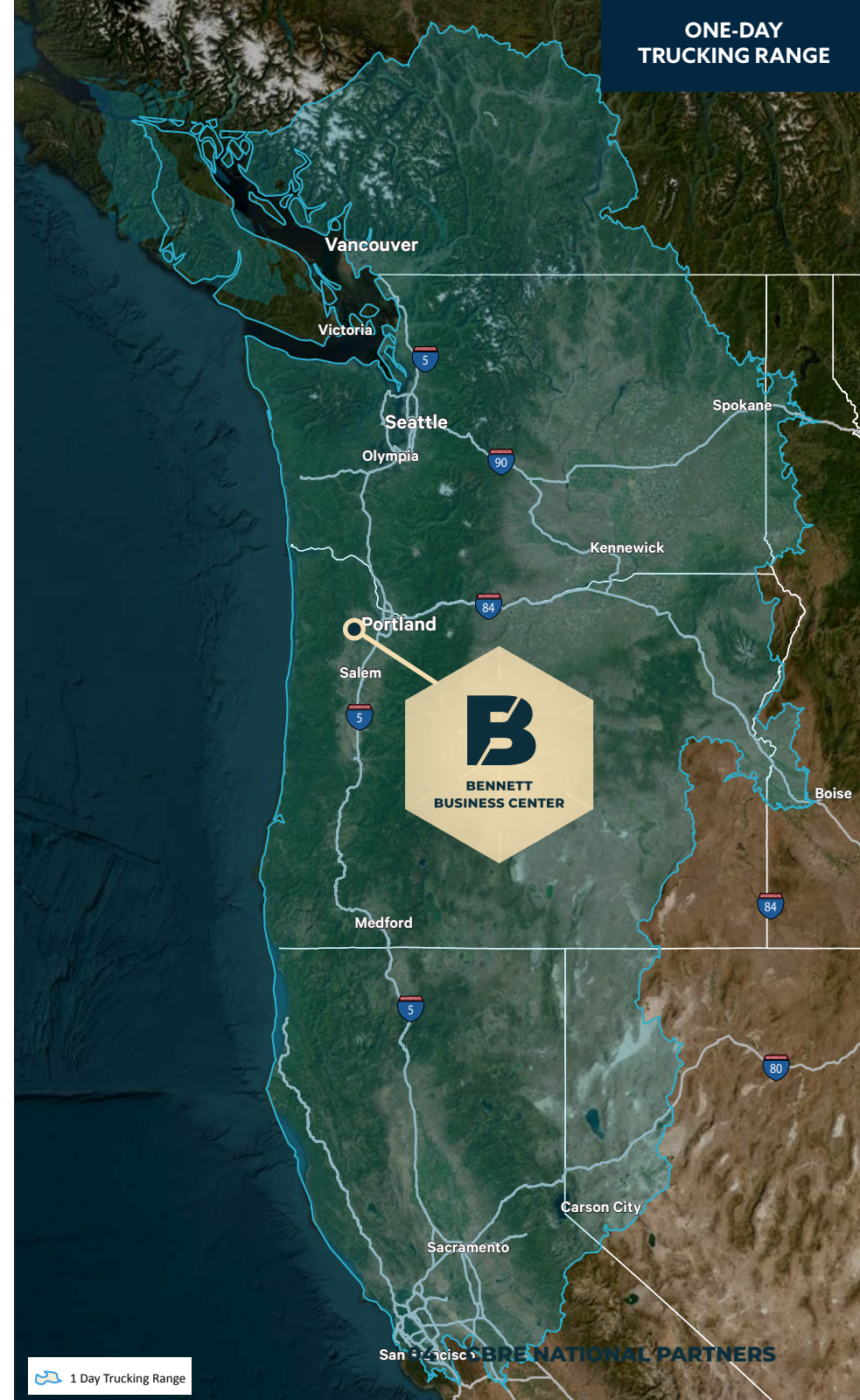
POPULATION & DEMAND BASE

- **Serves ±2.5 million residents** within 25 miles and ±3.2 million within 50 miles
- **Affluent and growing market** with ±\$155K average household income (within 10 miles) and steady population growth
- **±\$19 billion in annual e-commerce sales** within a two-hour drive, supporting last-mile demand

The property provides access to over 5 million people within a 3-hour drive, 12 million within a 6-hour drive, and nearly 22 million consumers within a single 11-hour truck day.



**BENNETT
BUSINESS CENTER**



**ONE-DAY
TRUCKING RANGE**

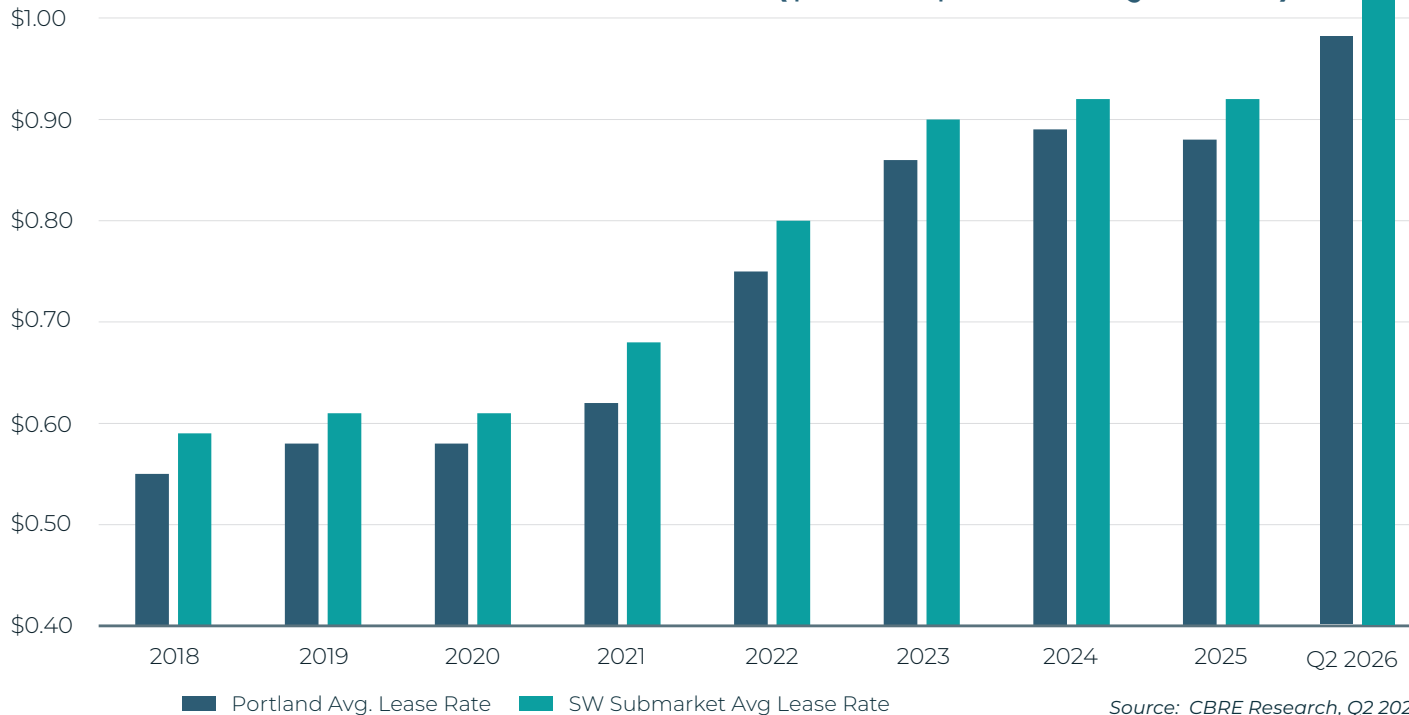
 1 Day Trucking Range

BRE NATIONAL PARTNERS

SOUTHWEST SUBMARKET INDUSTRIAL OVERVIEW

- **Sub-100K SF vacancy of 8.3% in the Southwest submarket**, roughly 170 bps tighter than the 9.9% overall submarket rate
- **Southwest captured 20% of the total Portland leasing activity** in Q2 2026, the third most active submarket
- **Among the highest average lease rates in the Portland metro at \$1.08 per sq. ft. NNN**, reflecting persistent undersupply of industrial-zoned land
- **Proximity to the Silicon Forest, Downtown Portland**, executive housing, and a deep labor pool drives layered, durable occupier demand

TENANTS PAY A 10% PREMIUM OVER THE MARKET AVERAGE TO BE IN THE SOUTHWEST SUBMARKET (\$1.08 VS. \$0.98 PER SQ. FT. NNN)



Source: CBRE Research, Q2 2026



**BENNETT
BUSINESS CENTER**

SOUTHWEST SUBMARKET (ALL SIZES) Q2 2026

42M SF
Industrial Base

9.9%
Overall Vacancy

199K SF
Under Construction

613K SF
Q2 Deliveries

SOUTHWEST SUBMARKET SUB-100K SF Q2 2026

27.1M SF
Market Base

8.3%
Vacancy

145K SF
YTD Deliveries

199K SF
Under Construction

\$1.11
Avg. Asking Rent (NNN)

REGIONAL MAP



SR-217 -
4 minutes / 0.8 miles

Downtown Portland -
15 minutes / 6.9 miles

Intel Campus -
21 minutes / 12.4 miles

Portland International Airport -
35 minutes / 15.2 miles

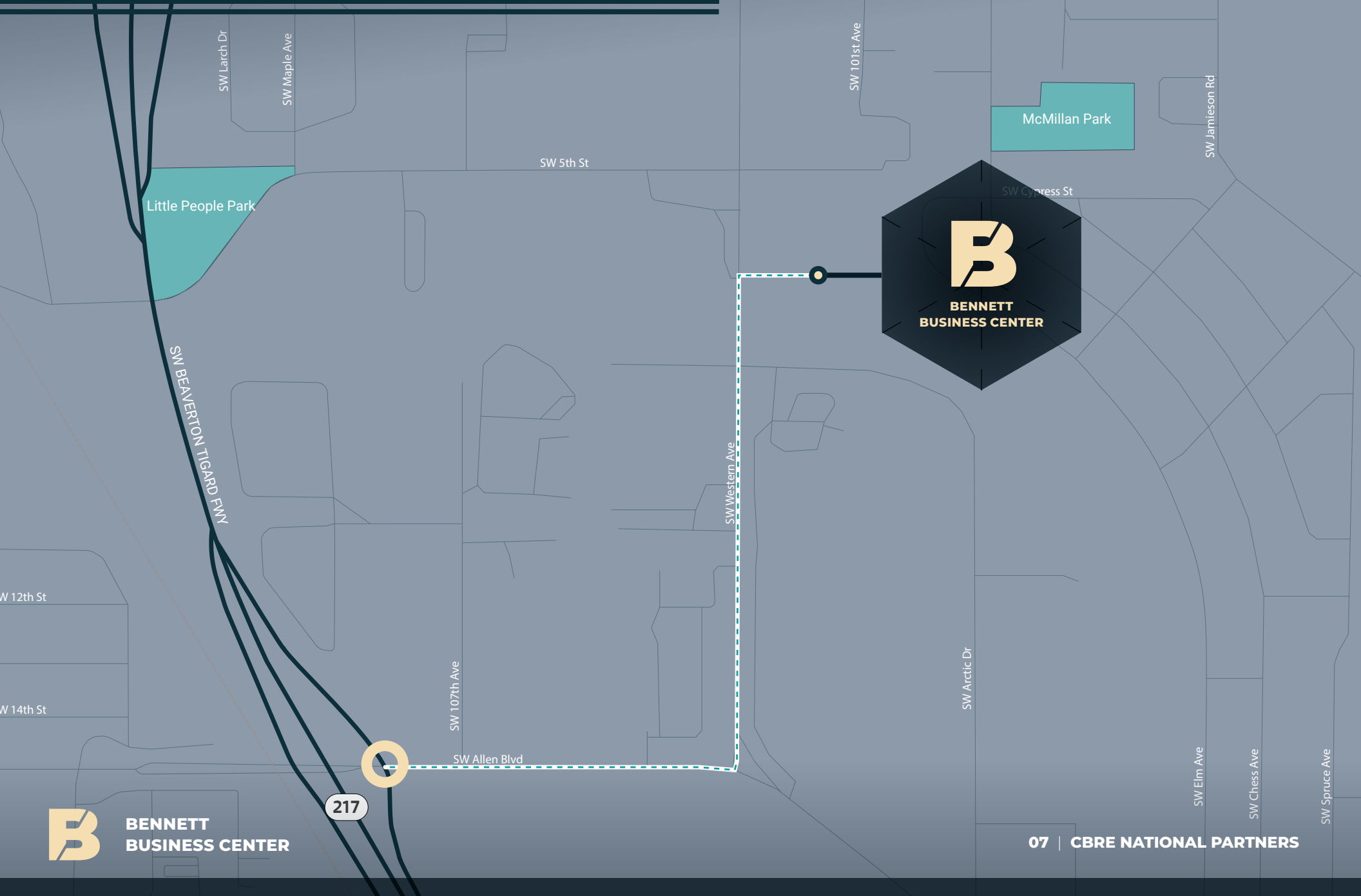
LOCAL MAP



Path to Freeway



Freeway Entrance



**BENNETT
BUSINESS CENTER**

STRONG CORPORATE NEIGHBORS



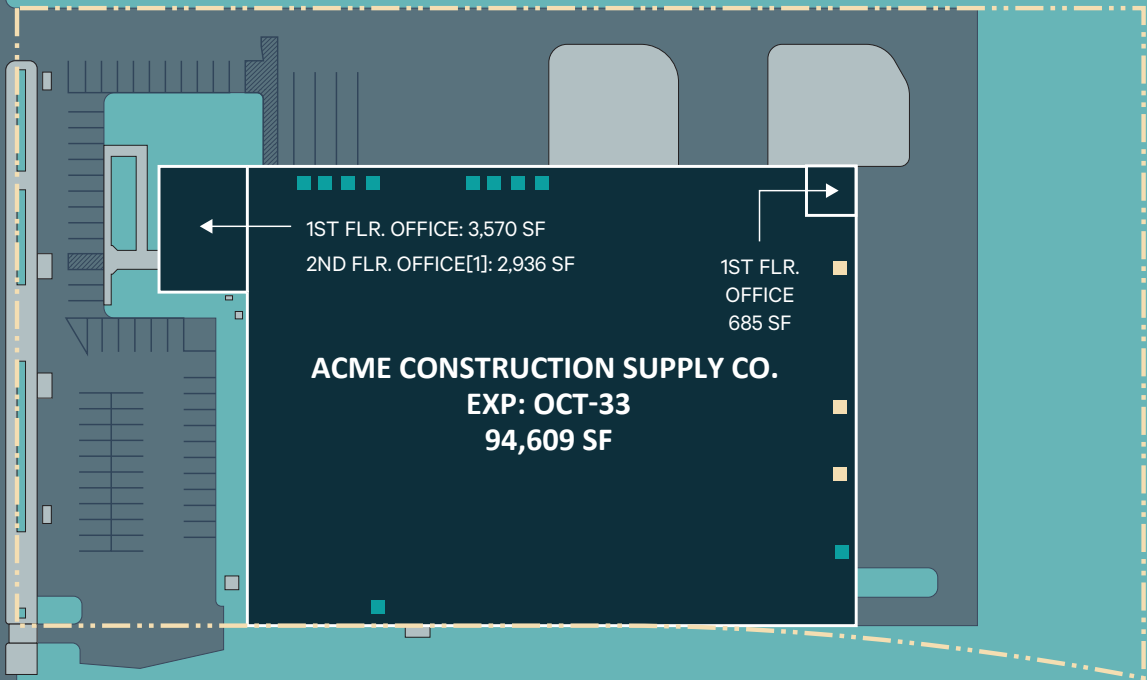
SITE PLAN

- Dock Door
- Drive-In Door



SW 5TH ST

SW WESTERN AVE



1ST FLR. OFFICE: 3,570 SF
2ND FLR. OFFICE[1]: 2,936 SF

1ST FLR.
OFFICE
685 SF

ACME CONSTRUCTION SUPPLY CO.
EXP: OCT-33
94,609 SF

[1] 2nd floor office is improved with LED lighting and is fully air conditioned.
2nd floor office is not included in the total shell square footage of 94,609.



**BENNETT
BUSINESS CENTER**



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