

ROCKWELL COLLINS INDUSTRIAL CAMPUS

27300 SW Parkway Avenue, Wilsonville, OR

PRICE
REDUCED



FOR SALE

FOR MORE INFORMATION, CONTACT:

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 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



OFFERING SUMMARY

100% LEASED - NEW LEASE EXPIRES APRIL 30, 2024

124,450 SF INSTITUTIONAL QUALITY INDUSTRIAL CAMPUS

SUMMARY HIGHLIGHTS

MACADAM FORBES COMMERCIAL REAL ESTATE, as exclusive advisor, is pleased to present the opportunity to acquire the **100% fee simple interest** in the Rockwell Collins Industrial Campus. The property is located in Wilsonville, Oregon, approximately 16 miles south of Portland, along the I-5 corridor.

The 124,450 square foot building is **100% leased** to Rockwell Collins, a publicly traded company (NYSE: COL) and market leader in aviation technologies. The company designs, manufactures and sells flight simulator systems.

Portland is one of the fastest growing metro areas in the nation with a population growth rate of 9.8% between 2010 to 2017.





OFFERING SUMMARY



EXECUTIVE SUMMARY

THE BUILDING IS LOCATED IN THE HEART OF THE I-5 CORRIDOR south of the Portland Metro Area. It offers immediate freeway access to the eastside of Portland via the I-205 corridor and to I-5, the transportation and economic spine of the Portland/Vancouver region. It is one of only two major corporate campus areas in the submarkets south of Portland. The facility's immediate neighbors include Xerox, 3d Inc., Oregon Institute of Technology, Sig Sauer, DW Fritz Automation, Sysco Food Services, and the world headquarters for FLIR and Mentor Graphics.

THE SITE IS LUSHLY TREED AND SURROUNDED BY GREENSPACE with running/walking trails connecting the aforementioned campuses. Parking is abundant for not just the Rockwell Collins campus, but all the adjacent properties as well. The City of Wilsonville supplies local transportation shuttles with frequent service connecting to the mass transit system of the larger region.

WILSONVILLE IS A CITY THAT IS SAID TO HAVE MORE JOBS THAN PEOPLE. The population continues to grow but has little land left for industrial and office development. Expansion of the city to provide more land zoned in this manner is at best two years away, and given the land use politics of the region, likely more. When that land is finally annexed it will be extremely expensive to develop and the cost will be borne by private developers. The most recent land sale comps for industrial land in the I-5 corridor are in the mid-teens per SF.

THE BUILDING HAS AN IMPECCABLE PEDIGREE. The contractor, Perlo Construction, is the region's most reputable contractor for tilt construction. They are typically the contractor of choice for institutional developers. The architect, Lance Mueller and Associates has designed buildings in the immediate area occupied by Microsoft, DW Fritz, Lam Research, Sig Sauer, The World of Speed and the Hillsboro City Library. In Seattle, Mueller has designed facilities totalling over 100,000,000 SF including facilities occupied by AT&T, Blue Cross, Amazon and Boeing.



PROPERTY OVERVIEW

ADDRESS

27300 SW Parkway Avenue, Wilsonville, OR

BUILDING SIZE

124,450 SF

YEAR BUILT

2008

SITE AREA

8.76 Acres

ZONING

PDI, Planned Development Industrial

CLEAR HEIGHT

21' to 24'

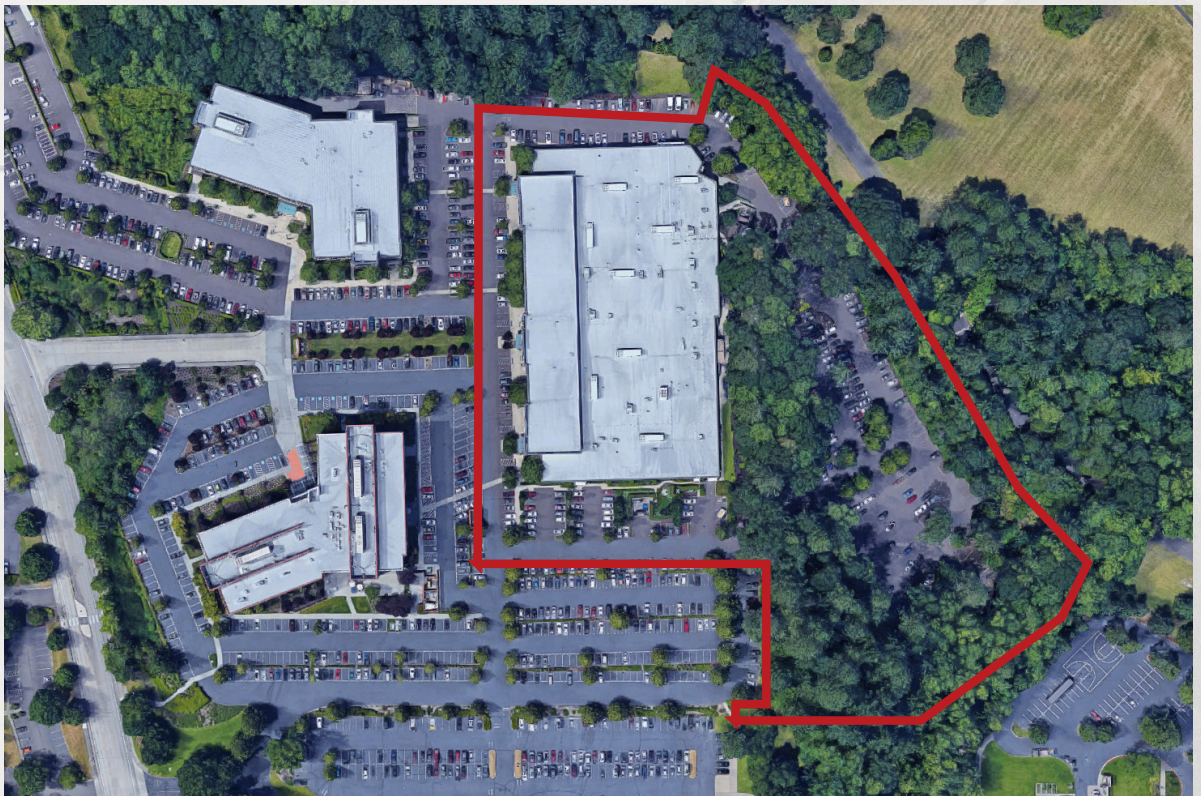
PARKING

393 spaces; 3.2/1,000 SF ratio

SALE PRICE

~~\$32,900,000~~ — **\$30,698,000**

This unique offering provides the opportunity to acquire an institutional quality industrial property, ideally located in one of Portland's most desirable submarkets of Wilsonville, Oregon, within the I-5 corridor. The Portland metro area industrial market continues to out-perform the nation with current vacancy rates at a low of 3.9% as of Q1 2018. Rental rates continue to climb dramatically increasing by over 30% since 2016. The Rockwell Collins Industrial Campus offers excellent versatility and functionality including excess land for future expansion.





TENANT PROFILE



LEASE RENEWAL COMMENCEMENT

May 1, 2019

LEASE EXPIRATION

April 30, 2024

RENT AT COMMENCEMENT

\$191,860 per month
(\$2,302,320 annually)

LEASE TYPE

NNN

RENT ESCALATIONS

2.5% annual increases

RENEWAL OPTIONS

Two (2) five (5) year options

**Rockwell
Collins**

Building trust every day

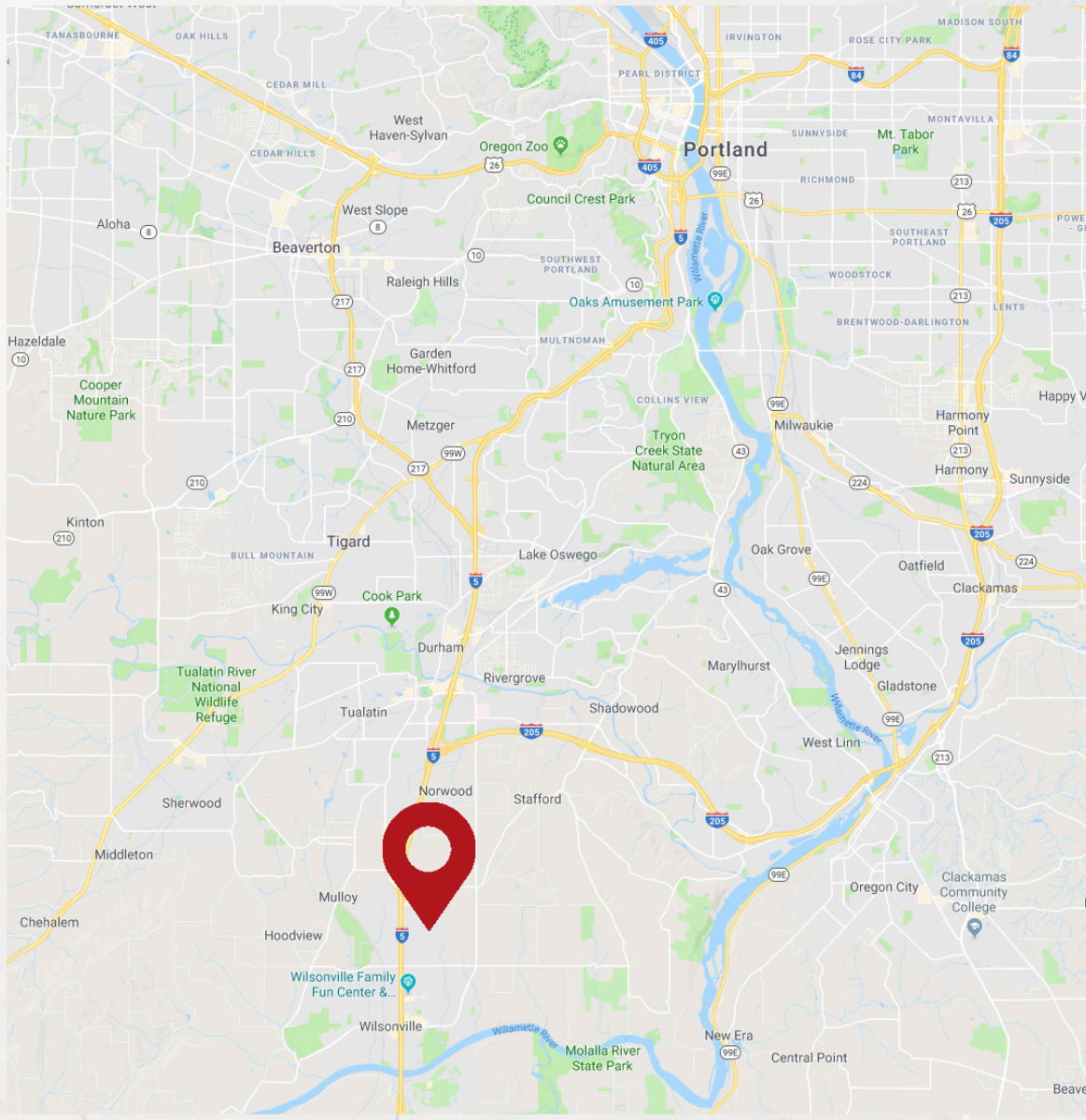
Rockwell Collins has been a tenant in the property since its construction in 2008, and has recently agreed to execute a new 5 year lease.

The Rockwell Collins Industrial Campus is 124,450 SF of highly efficient and functional warehouse and light industrial space. Production areas are fully sprinklered and offer heavy power.

Founded in 1933, and headquartered in Cedar Rapids, Iowa, Rockwell Collins has become an industry leader in the design and production of electronic communications and avionics for both civilian and military markets. The company has approximately \$6.822 billion in annual sales, and an estimated 29,000 employees worldwide. Rockwell Collins was recently acquired by United Technologies, and American multinational conglomerate.



DEMOGRAPHICS & LOCATION



DEMOGRAPHICS

	1 Mile	3 Miles
Population	5,120	34,323
Households	2,195	13,144
Median HH Income	\$61,708	\$86,216
Pop. Growth '18-'23	↑10.4%	↑8.5%
HH Growth '18-'23	↑10.5%	↑8.5%

WILSONVILLE ADVANTAGES

Wilsonville is a significant manufacturing and distribution hub located along I-5 in SW Portland. Many of the area's largest employers operate from industrial space. The area has excellent access to transportation including I-5, I-205, Highway 217, Highway 99W, strong rail infrastructure, and a highly skilled workforce. The communities on the I-5 corridor, including Wilsonville, are projected to grow at a rate far exceeding many other parts of the metro area due to job opportunities and quality of life.



PORTLAND METRO INDUSTRIAL MARKET

Portland's nearly 200 million square foot industrial market continues to outperform the nation and is one of the strongest markets on the west coast, with an overall vacancy of 3.9%. Over 20.2 million square feet of product has been absorbed since 2010 leading to strong rent growth that continues to exceed previous cycles.

Due to its prime geographic location and its reliable infrastructure, the metro area serves as a crucial regional hub with direct connections across the continent, and overseas. The area continues to foster the growth of existing companies while attracting new businesses through competitive advantages.



PORTLAND INTERNATIONAL AIRPORT

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PORT OF PORTLAND PORT OF VANCOUVER USA

Two **WORLD-CLASS PORTS** with quick access to Gulf and Asian ports



UNION PACIFIC BURLINGTON NORTHERN SANTA FE

Only major metro market in Western US where two **CLASS 1 RAILROADS** converge



I-5 I-84

Major **INTER-REGIONAL HIGHWAYS** linking Oregon to Mexico, Canada and eastward to Utah

3.9%



VACANCY RATE

1,656,564



SF DELIVERED Q1 2018

\$44,629,105



SALES VOLUME Q1 2018

+113,895



SF NET ABSORPTION Q1 2018

\$8.15/SF



AVERAGE ANNUAL RENTAL RATE Q1 2018