

CONCRETE TILT CONSTRUCTION UNDERWAY

CIPOLE INDUSTRIAL PARK | 3 BUILDINGS

SW CIPOLE RD & SW TUALATIN-SHERWOOD RD | SHERWOOD, OR

SUMMER 2020 DELIVERY

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FOR LEASE



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PROPERTY SUMMARY | Cipole Industrial Park



OFFERING SUMMARY

Total Site Area:	11.63 acres
Total Building Area:	235,875 SF between 3 buildings on individual tax lots
Zoning:	GI, General Industrial, City of Sherwood
Delivery:	Summer 2020

PROPERTY OVERVIEW

Cipole Industrial Park is the newest project from Phelan Development in the Portland market. The project offers three buildings, each on its own lot available for lease or for sale. With access to Cipole Road and Wildrose Place, the properties allow for superb truck access and visibility to Tualatin-Sherwood Road.

LEASE RATES

Shell:	\$0.62/SF
Office:	\$0.95/SF

CALL FOR SALE INFORMATION

BUILDING DETAILS | Cipole Industrial Park



BUILDING A

Building Area:	108,200 SF
Office Area:	Build-to-suit
Loading:	14 dock doors
Power:	800 amps, 3-phase
Clear Height:	32'

BUILDING B

Building Area:	34,350 SF
Office Area:	Build-to-suit
Loading:	4 dock doors
Power:	800 amps, 3-phase
Clear Height:	26'

BUILDING C

Building Area:	93,225 SF
Office Area:	Build-to-suit
Loading:	10 dock doors
Power:	800 amps, 3-phase
Clear Height:	32'

VICINITY MAP | Cipole Industrial Park



AREA HIGHLIGHTS | Cipole Industrial Park



SHERWOOD LOCATION OVERVIEW

Cipole Industrial Park is located on the east end of the Sherwood market, adjacent to the City of Tualatin boundary. This area is served by several crucial arterials to allow for multiple access paths to highways and other parts of the Portland metro area. A critical part of Cipole Industrial Park is the access to Cipole Rd and the lighted access at Tualatin Sherwood Rd., or the easy access to Herman Road. The city of Sherwood continues to grow with additional housing and commercial amenities delivered in recent years. Cipole Industrial Park is ideally suited to offer high visibility, easy access to multiple transit paths, and close proximity to service amenities.