



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

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

CALL FOR SALE INFORMATION



BUILDING DETAILS Cipole Industrial Park







BUILDING A

108,200 SF **Building Area:**

Office Area: Build-to-suit

Loading: 14 dock doors

800 amps, 3-phase Power:

Clear Height: 32'

BUILDING B

34,350 SF **Building Area:**

Office Area: Build-to-suit

Loading: 4 dock doors

800 amps, 3-phase Power:

Clear Height: 26'

BUILDING C

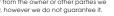
93,225 SF **Building Area:**

Office Area: Build-to-suit

Loading: 10 dock doors

800 amps, 3-phase Power:

Clear Height: 32'







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 or 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.