

Industrial Land Opportunity in Tualatin, Oregon

11555 SW LEVETON DRIVE, TUALATIN, OR 97062

Stu Peterson, SIOR
503.972.7288
stu@macadamforbes.com
Licensed in OR & WA

2 Centerpointe Drive, Suite 500 | , | WWW.MACADAMFORBES.COM | 503.227.2500

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FOR SALE

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FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

11555 SW Leveton Drive, Tualatin, OR 97062



PROPERTY DESCRIPTION

Superb industrial land located in the Portland metro area's strongest market. The site is fully served by all utility providers.

PROPERTY HIGHLIGHTS

- Topography: Gently rolling
- Soils: Native greenfield
- Wetlands/floodplain: No wetlands were observed
- Access: Currently accessed by both SW Leveton Drive and SW Tualatin Road

OFFERING SUMMARY

Sale Price:	\$15,000,000
Lot Size:	15.15 Acres
Zoning:	Manufacturing Park (MP) City of Tualatin, Oregon

ZONING SUMMARY

The purpose of the **Manufacturing Park Zone (MP)** is to provide an environment exclusively for and conducive to the development and protection of modern, large-scale specialized manufacturing and related uses and research facilities. The district is to provide for an aesthetically attractive working environment with park or campus-like grounds, attractive buildings, ample employee parking, and other amenities appropriate to an employee-oriented activity. The purpose is also to protect existing and future sites for such uses by maintaining large lot configurations or a cohesive planned development design and limiting uses to those of nature to not conflict with other industrial uses or surrounding residential areas.

(Source: www.tualatinoregon.gov)



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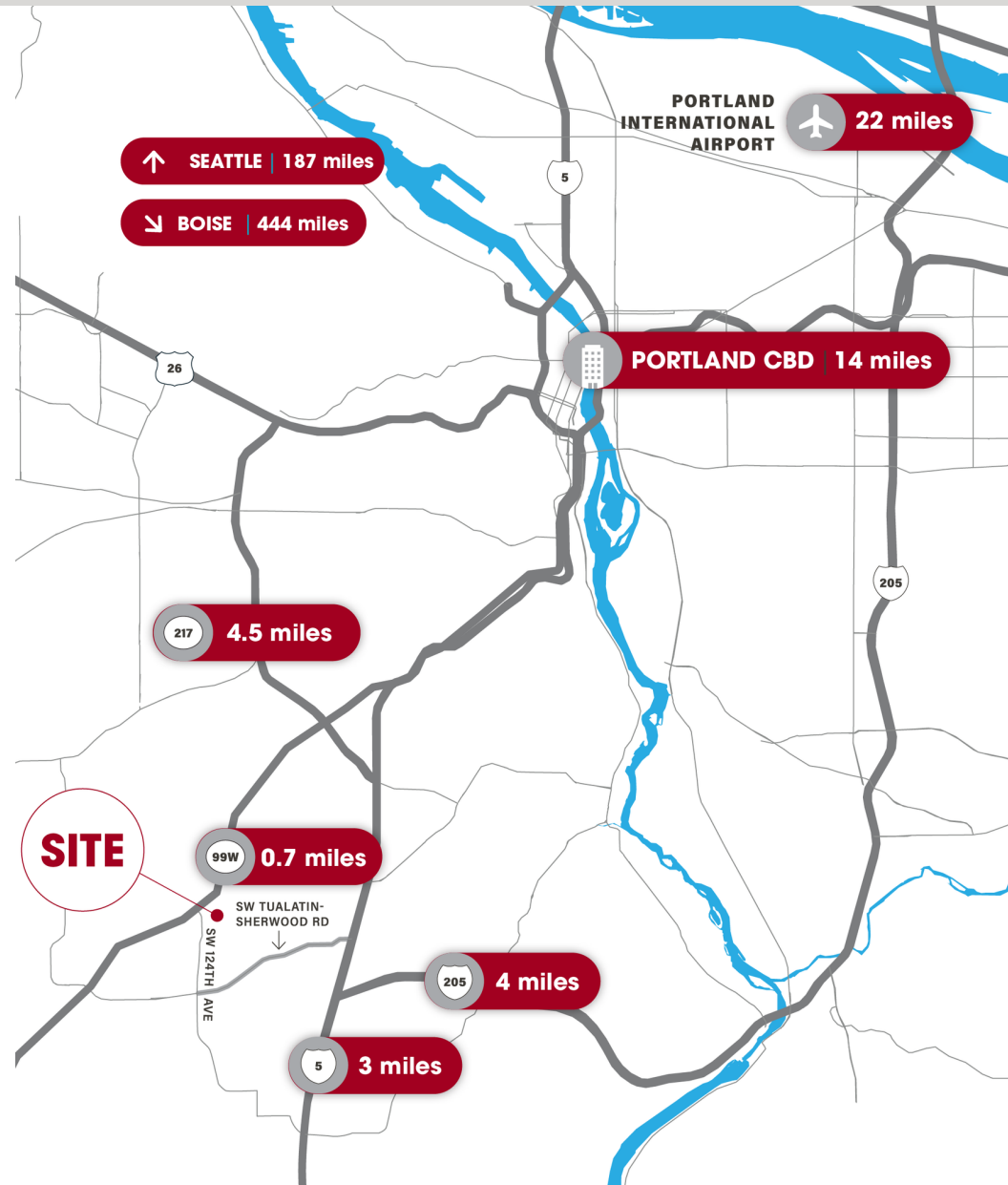
LOCATION OVERVIEW

Located in the heart of the City of Tualatin's industrial district. The site is accessible to Interstate 5, Highway 99, and SW 124th Avenue. There will also be a new bypass road called "Ice Age Drive".

Tualatin is the Portland Metro area's largest industrial/commercial submarket. It has become a "mature" market with little to no available land for new development. It has exploded in the last two years with businesses fleeing Multnomah County and the City of Portland. Tualatin is part of the South I-5 corridor market. Its neighboring cities are the economic engine of Washington County, the fastest-growing county in the state and the second largest in terms of employment. Major employers in the county include Intel, Columbia Sportswear, Nike, and Lam Research.

I-5 SOUTH INDUSTRIAL MARKET

Inventory SF:	45.1 Million
Under Const SF:	481,000
12 Mo Net Absorp SF:	946,000
Vacancy Rate:	1.5%
Annual Rent Growth:	6%



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