

INDUSTRIAL DEVELOPMENT SITE

21700 SW Dahlke Lane, Sherwood, OR 97140

NEW REDUCED PRICE

FOR SALE

For More Information, Contact:

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

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PROPERTY DESCRIPTION

The subject property is between multiple large industrial buildings currently being developed by Trammel Crow & Harsch Investment. The site is located next to the future Sherwood Commerce Center, which will be completed in the Spring of 2023 and will have 435,107 SF worth of industrial buildings. In addition to being in the middle of new development, it is also adjacent to the Willamette Water Districts' new reservoir facility.

The site is inside the City of Sherwood Urban Growth Boundary.

PROPERTY HIGHLIGHTS

- Great location in the heart of newly constructed industrial development
- Brand new road being built starting from 124th Ave, connecting to Oregon Street
- Zoning: FD-20
- Will be zoned industrial when annexed into the City of Sherwood
- Outdoor storage permitted

OFFERING SUMMARY

Sale Price:	\$1,700,000
Lot Size:	7.2 Acres



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FD-20 ZONING

The FD-20 District applies to the unincorporated urban lands added to the urban growth boundary by Metro through a Major or Legislative Amendment process after 1998. The FD-20 District recognizes the desirability of encouraging and retaining limited interim uses until the urban comprehensive planning for future urban development of these areas is complete. The provisions of this District are also intended to implement the requirements of Metro's Urban Growth Management Functional Plan.

Source: ARTICLE III: LAND USE DISTRICTS III-61
308 - FUTURE DEVELOPMENT 20 ACRE DISTRICT (FD-20)



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DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total population	5,250	133,371	500,570
Median age	37.2	37.9	37.8
Median age (Male)	37.0	36.9	36.8
Median age (Female)	37.4	39.3	38.9
Total households	1,855	52,008	199,450
Total persons per HH	2.8	2.6	2.5
Average HH income	\$90,874	\$83,490	\$84,136
Average house value	\$352,751	\$356,149	\$396,045

LOCATION OVERVIEW

The property is located in the heart of the I-5 corridor industrial market. The site benefits from easy freeway access to both 99W and I-5, as well as minutes from the cores of both Sherwood and Tualatin.

LOCATION

	TIME	DISTANCE
Highway 99W	2.6 mi	8 min
I-5	3.9 mi	10 min
I-205	5.0 mi	15 min
Portland International Airport	26.8 mi	35 min

