

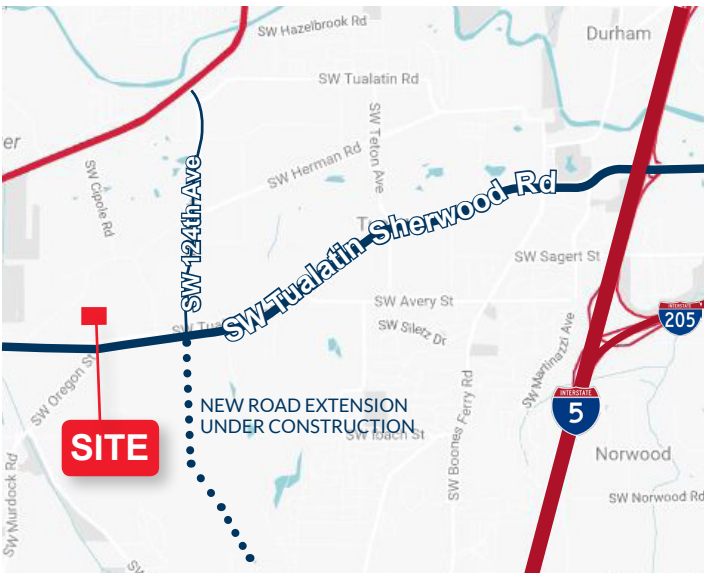
FOR LEASE

Wildrose Industrial Center 20551 SW Wildrose Place, Sherwood, OR 97140

100,400 SF SINGLE OR MULTI-TENANT FACILITY



Building Highlights



- Size: 100,400 SF (divisible to $\pm 50,000$)
- Office: 1,873 SF existing with opportunity to BTS additional
- Construction: Concrete tilt, steel joists; built in 2000
- Clear Height: 30'
- Loading: 12 Loading docks with levelers; 4 Grade doors
- Columns: 50' x 40'
- Power: 2,000 Amp, 277/480V, 3-Phase
- WH Lighting: T-5 High Efficiency Fixtures on motion sensors
- Warehouse Heating: Gas fired heat
- Zoning: G1 General Industrial (City of Sherwood)
- Other: New roof, ESFR sprinklers
- Lease Rate: Please call for quote

Owned by



BLACK CREEK GROUP

blackcreekgroup.com

Leased by



CUSHMAN & WAKEFIELD

cushmanwakefield.com

Aaron Watt, Managing Director

503 279 1779

aaron.watt@cushwake.com

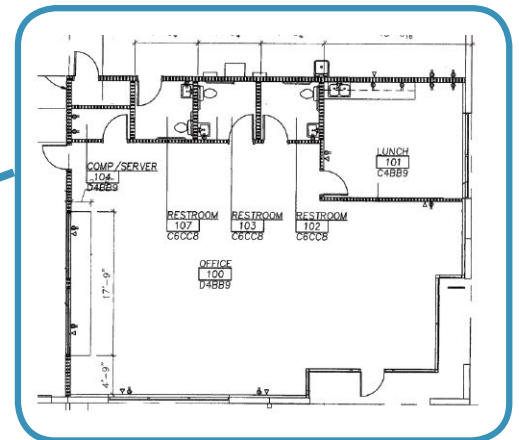
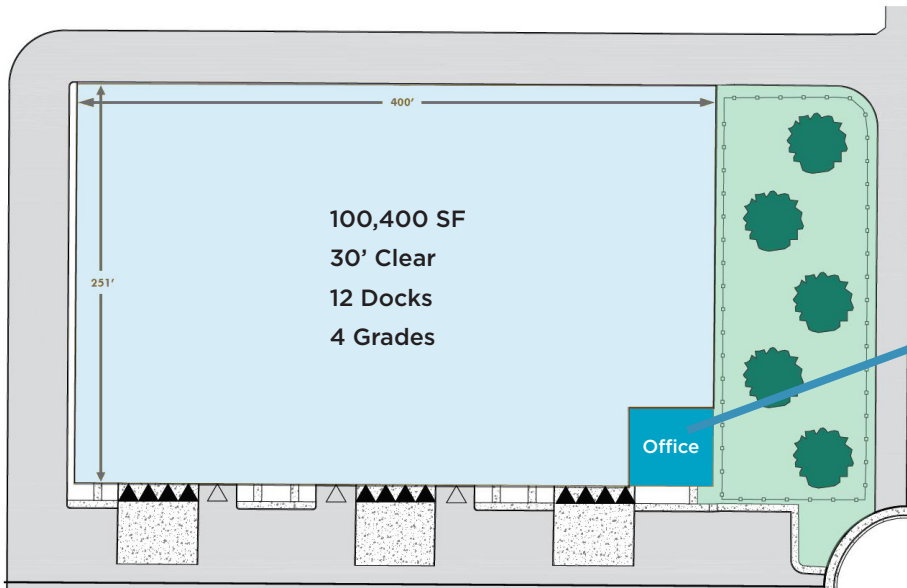
Keegan Clay, Director

503 279 1704

keegan.clay@cushwake.com

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100,400 SF SINGLE OR MULTI-TENANT FACILITY



DISTANCE TO	
Highway 99	2 miles
Interstate 5	3.3 miles
Portland Int'l Airport	26 miles
Port of Portland	27 miles
City of Seattle	188 miles



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Managing Director
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aaron.watt@cushwake.com

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