



**TUALATIN
SHERWOOD**
CORPORATE PARK



21020 - 21150 SW CIPOLE PLACE

SHERWOOD, OR



PARK OVERVIEW

Modlo and Trammell Crow Company are proud to announce **T-S Corporate Park** is ready for occupancy on the largest remaining industrial site in the Tualatin-Sherwood Submarket.

One of the last remaining large blocks of shovel ready land, this site provides the ultimate opportunity to meet the needs of multiple user types and sizes. The design at T-S Corporate Park has been strategically developed to accommodate a variety of occupier types.

With approximately **478,300 SF** of state-of-the-art tilt construction, each building is equipped with generous employee parking and above market power. The site is directly located off SW Tualatin-Sherwood Rd and SW 124th Ave, providing T-S Corporate Park convenient access to I-5 and other major arterials.



BUILDING SF
478,301 SF total
62,257 SF - 271,870 SF
freestanding buildings



Metal roof decks



ESFR Sprinklers throughout



Centrally located in SW Tualatin/Sherwood Industrial Market



IDEAL FOR
Logistics/Distribution, advanced manufacturing, and research and development occupiers



ZONING
Employment Industrial (EI), City of Sherwood



Signalized intersection for site ingress/egress



Exposure to SW Tualatin-Sherwood Road (22,300 daily traffic count)

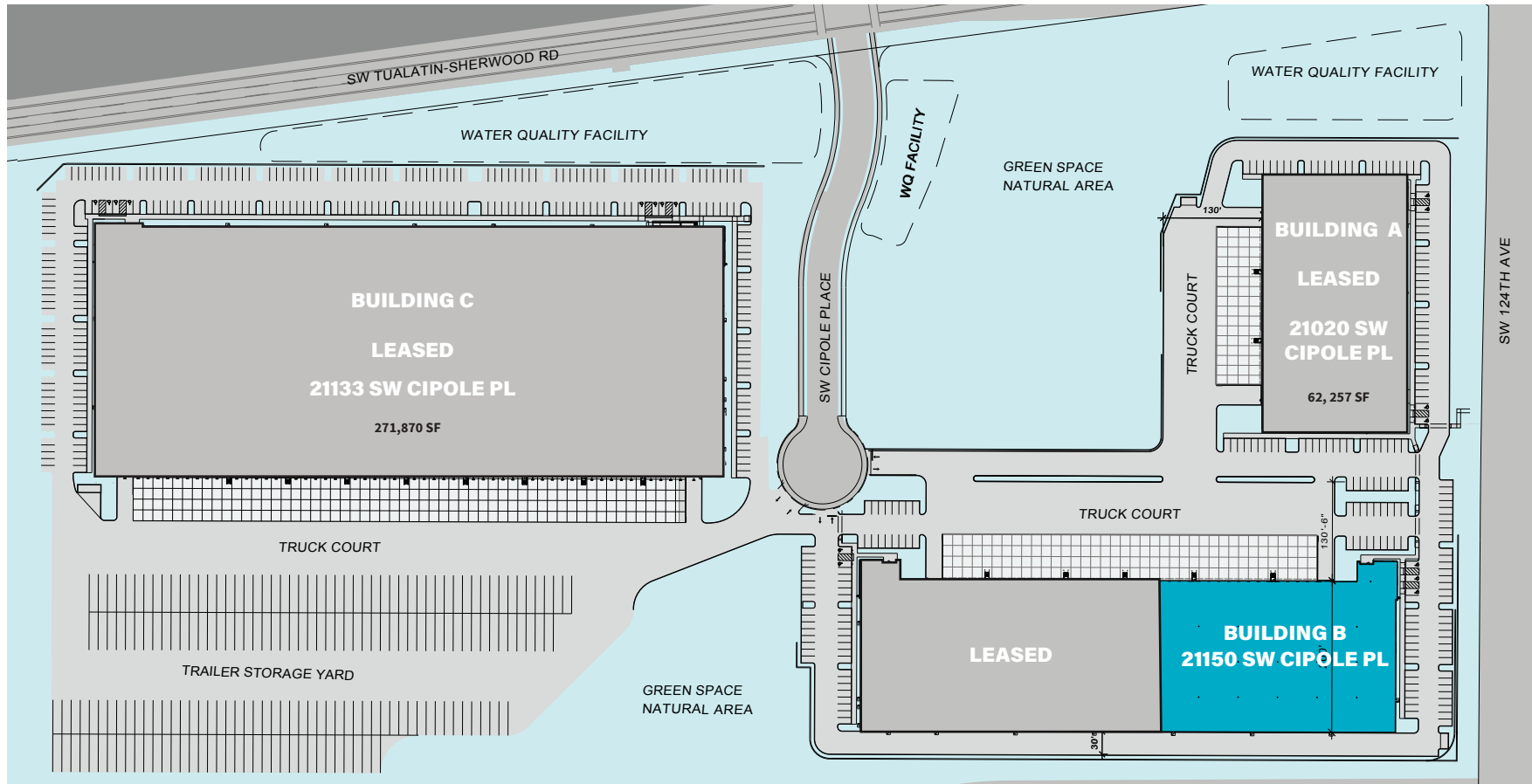


State-of-the-art construction with modern clear heights and generous employee parking



Above market power

SITE PLAN



	BUILDING AREA (SF)	CLEAR HEIGHT	DOCK DOORS	DRIVE-IN DOORS	TRAILER PARKING	PARKING SPACES	AVAILABLE FOR OCCUPANCY
BUILDING A	62,257	30'	14	2	-	87	LEASED
BUILDING B	64,164	34'	14	1	-	70	Q2 2023
BUILDING C	271,870	36'	50	2	191	303	LEASED

LOCATION

T-S Corporate Park provides high visibility, multiple access points to major freeways, and proximity to service amenities.

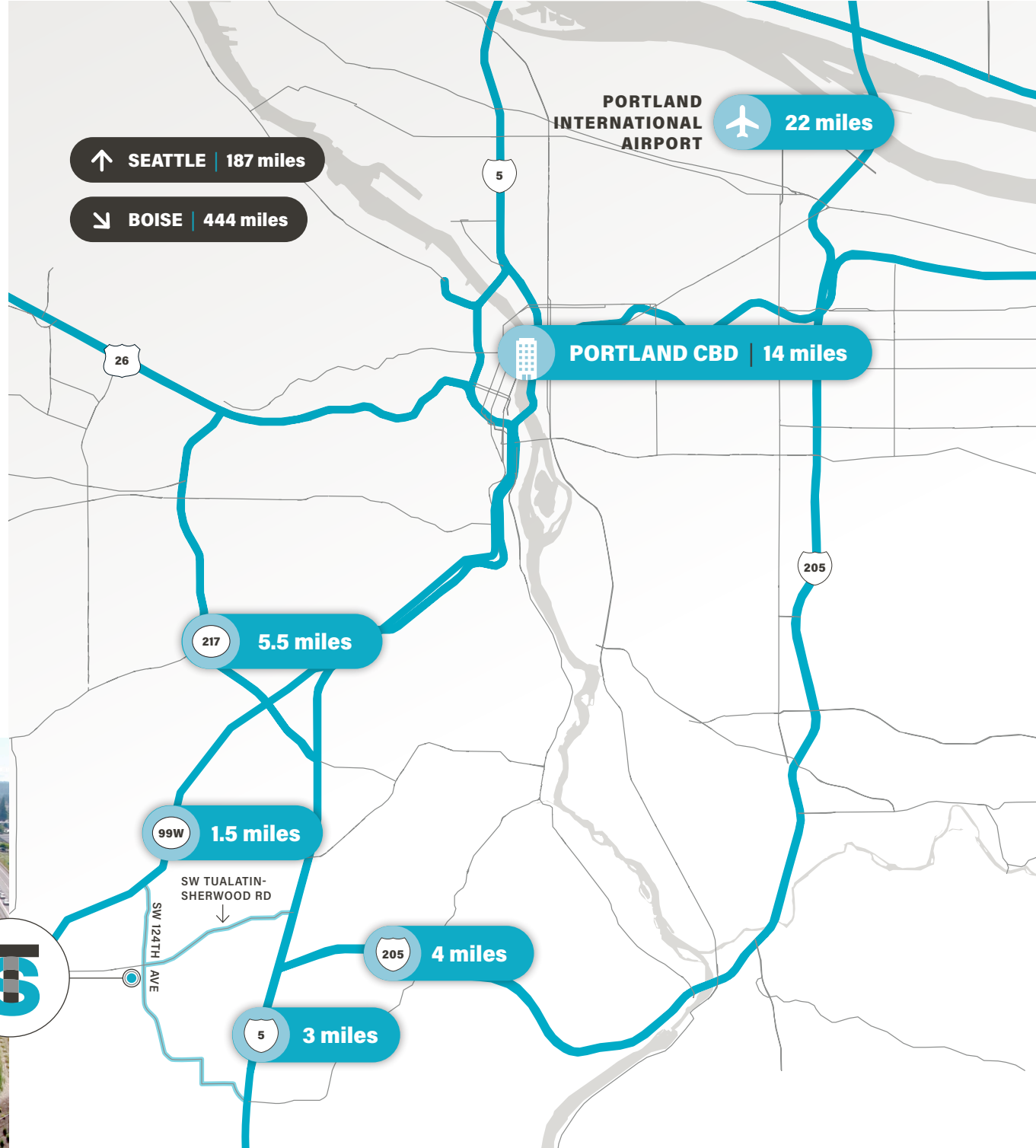
NEIGHBORING TENANTS



E-COMMERCE
OCCUPIER



Columbia Corrugated Box





FOR MORE INFORMATION, CONTACT:



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