



Location: I-5 Corridor Cluster
 Wilsonville Submarket
 Clackamas County
 Wilsonville, OR 97070

Building Type: Class B Showroom
 Status: Built 1989
 Tenancy: -

Land Area: 4.45 AC
 Stories: 1
 RBA: 76,532 SF

Management: -
 Recorded Owner: Zenitram Properties IV LLC

Total Avail: 76,532 SF
 % Leased: 100%

Ceiling Height: 26'0"
 Column Spacing: -
 Drive Ins: 2
 Loading Docks: 12 ext
 Power: Heavy

Crane: -
 Rail Line: -
 Cross Docks: -
 Const Mat: -
 Utilities: -

For Sale: For Sale at \$7,250,000 (\$94.73/SF) - Active
 Parcel Number: 00805276, 01401307
 Parking: 171 Surface Spaces are available
 Amenities: Corner Lot

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
	76,532	76,532	0/negot	120 Days	TBD	Direct

Building Notes

Currently occupied by an auto dealership.



Location: Wilsonville Business Ctr
I-5 Corridor Cluster
Wilsonville Submarket
Clackamas County
Wilsonville, OR 97070

Management: -
Recorded Owner: -

Ceiling Height: 22'0"
Column Spacing: -
Drive Ins: 1
Loading Docks: 1 ext
Power: 1000a/480v 3p

Building Type: Class B Warehouse
Status: Existing
Tenancy: -

Land Area: 2.90 AC
Stories: 1
RBA: 39,616 SF

Total Avail: 39,616 SF
% Leased: 0%

Crane: -
Rail Line: None
Cross Docks: None
Const Mat: -
Utilities: Sewer - City, Water - City

For Sale: For Sale at \$3,250,000 (\$82.04/SF) - Active
Parcel Number: 01421633
Parking: 91 free Surface Spaces are available; Ratio of 2.30/1,000 SF
Amenities: Air Lines, Signage

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
P 1st	39,616 div/13,866 ofc	39,616	\$0.40-\$0.65/nnn/0.65 ofc	Vacant	Negotiable	Direct

Divisible to approx. 10,000 sq ft including 4,250 sq ft offices and 29,656 sq ft including 10,000 sq ft offices. Lease rate .40 shell + .65 office NNN.

Building Notes

This flex building is located within the Wilsonville Business Center, offers exterior signage, with easy access to I-5. Convenient to restaurants, shopping and other services.



Location: Bldg A
 I-5 Corridor Cluster
 Tualatin Submarket
 Washington County
 Tualatin, OR 97062

Building Type: Class B Warehouse
 Status: Built Jan 2009
 Tenancy: Multiple Tenant

Management: -
 Recorded Owner: -

Land Area: -
 Stories: 1
 RBA: 45,000 SF

Total Avail: 45,000 SF
 % Leased: 0%

Ceiling Height: 24'0"
 Column Spacing: 50'w x 50'd
 Drive Ins: 12'0" w x 14'0" h
 Loading Docks: None
 Power: 277-480v 3p

Crane: -
 Rail Line: None
 Cross Docks: -
 Const Mat: Reinforced Concrete
 Utilities: -

For Sale: For Sale - Active
 Parcel Number: R546788
 Parking: 84 Surface Spaces are available
 Amenities: Bus Line, Signage

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
E 1st / Suite 100	45,000 div	45,000	\$0.45/nnn	Vacant	Negotiable	New

Features drive-in and dock-high truck loading doors, BTS office and space is able to be divided for up to four tenants.

Building Notes

Located on SW 115th St and Itel in Tualatin. Corporate neighbors include: Pacific Coast Fruit, Milgard Manufacturing, Columbia Corrugated Box, Pacific Foods, United Parcel Service.



Location: Du Rhone Bldg
 I-5 Corridor Cluster
 Tualatin Submarket
 Washington County
 Tualatin, OR 97062

Building Type: Class B Warehouse
 Status: Built Jan 2002
 Tenancy: Single Tenant

Land Area: 3.42 AC
 Stories: 1
 RBA: 54,780 SF

Management: -
 Recorded Owner: -

Total Avail: 54,780 SF
 % Leased: 100%

Ceiling Height: 24'0"
 Column Spacing: 48'w x 42'd
 Drive Ins: 2
 Loading Docks: 14 ext
 Power: Heavy

Crane: -
 Rail Line: None
 Cross Docks: -
 Const Mat: Masonry
 Utilities: -

For Sale: For Sale at \$5,200,000 (\$94.93/SF) - Active
 Parcel Number: R2002011
 Parking: 46 free Surface Spaces are available
 Amenities: Partial Stories Exist

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
E 1st	54,780 div/2,580 ofc	54,780	\$0.42/nnn/0.70 ofc	30 Days	Negotiable	Direct

54,780sf shell with 2,580sf office. Space has 14 dock doors, 2 grade doors, 24' clear height, wet sprinkler system, and 48'x42' column spacing. Also, available for sale.

Building Notes

Light industrial zoning allows distribution, light manufacturing and office. Located in an attractive industrial subdivision. Heavy power. Metal Halide lighting. Gas space heat.



Location: I-5 Corridor Cluster
Tualatin Submarket
Washington County
Tualatin, OR 97062

Building Type: Class B Warehouse
Status: Built 2006
Tenancy: Single Tenant

Land Area: 2.40 AC
Stories: 2
RBA: 38,090 SF

Management: -
Recorded Owner: Marlow Family Llc

Total Avail: 38,090 SF
% Leased: 100%

Ceiling Height: 24'0"
Column Spacing: -
Drive Ins: 4
Loading Docks: 2 ext
Power: 480v 3p

Crane: -
Rail Line: -
Cross Docks: -
Const Mat: -
Utilities: -

For Sale: For Sale at \$3,750,000 (\$98.45/SF) - Active
Parcel Number: R2132922
Parking: 51 Surface Spaces are available

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
E 1st / Suite ENT	38,090/6,117 ofc	38,090	\$0.42/nnn/0.75 ofc (Whse)	30 Days	3-5 yrs	Direct

For Sale or Lease. 38,090 Total SF - Including 6,117 SF of Office, 953 SF of Mezzanine Storage. 88,862 SF lot (Approx. 2.4 acres). Built in 2006. 2 Dock, 4 grade and 24 foot clear height. Heavy 3 phase 480v Power. High visibility corner location near Novellus, JAE and proposed Laika Campus. Total of 51 parking spaces.



Location: I-5 Corridor Cluster
 I-5 Corridor Outlying Submarket
 Washington County
 Sherwood, OR 97140

Building Type: Class B Warehouse
 Status: Existing
 Tenancy: Multiple Tenant

Land Area: 7 AC
 Stories: 2
 RBA: 22,486 SF

Management: -
 Recorded Owner: Clay Street Properties LLC

Total Avail: 10,707 SF
 % Leased: 100%

Ceiling Height: 24'0"
 Column Spacing: -
 Drive Ins: 16'0" h
 Loading Docks: -
 Power: 208v

Crane: -
 Rail Line: -
 Cross Docks: -
 Const Mat: Reinforced Concrete
 Utilities: Lighting - Metal Halide

For Sale: For Sale at \$4,200,000 (\$186.78/SF) - Active
 Expenses: 2008 Tax @ \$0.63/sf
 Parcel Number: R0585423
 Parking: Free Surface Spaces
 Amenities: Corner Lot, Fenced Lot, Partial Stories Exist

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
P 1st	10,707/2,865 ofc	10,707	\$0.55/nnn	30 Days	Negotiable	Direct
\$5,849.00 / month NNN (Yard space will be additional charge). CAM: \$1,258.00 monthly. Grade level loading: Drive-thru 16' overhead doors.						



CoStar

Location: Southwest Cluster
217 Corridor/Beaverton Submarket
Washington County
Beaverton, OR 97008

Building Type: Class C Warehouse
Status: Built 1984, Renov 2004
Tenancy: Single Tenant

Land Area: 3.57 AC
Stories: 2
RBA: 45,625 SF

Management: New Horizons Computer Learning
Recorded Owner: Nimbus Watumull LLC

Total Avail: 45,000 SF
% Leased: 100%

Ceiling Height: 18'0"
Column Spacing: -
Drive Ins: 1
Loading Docks: 4 ext
Power: 800a/277-480v 3p

Crane: None
Rail Line: None
Cross Docks: None
Const Mat: Reinforced Concrete
Utilities: Heating, Sewer - City, Water - City

For Sale: For Sale at \$6,750,000 (\$147.95/SF) - Active
Parcel Number: R1238280
Parking: 162 free Surface Spaces are available; Ratio of 3.55/1,000 SF
Amenities: A/C, Bus Line, Partial Stories Exist, Property Manager on Site

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
E 1st	38,000	45,000	\$1.00/nnn	06/2009	Negotiable	Direct
All 45,000 square feet available June 2009 or approximately 30,000 square feet available with rental income on balance						
E MEZZ	7,000	45,000	\$1.00/nnn	06/2009	Negotiable	Direct
All 45,000 square feet available June 2009 or approximately 30,000 square feet available with rental income on balance						

Building Notes

5/03: Priestly Holdings LLC, represented by Integrated Corporate Property Services, purchased the building. Colliers International represented the seller, RPS Pharmacy Inc. Reference Comps #WAC-44684-05-0320 for more information.

The building has OC3 fiber lines provided by Electric Lightwave. The location of the property provides easy access to Hwy 217 and local amenities.



Location: Bldg C
 Southeast Cluster
 Clackamas/Milwaukie Submarket
 Clackamas County
 Portland, OR 97200

Building Type: Class B Manufacturing
 Status: Built 1985
 Tenancy: Single Tenant

Land Area: 10.68 AC
 Stories: 1
 RBA: 22,437 SF

Management: -
 Recorded Owner: Panel Equipment Sales Inc.

Total Avail: 22,437 SF
 % Leased: 0%

Ceiling Height: 18'0" -26'0"
 Column Spacing: -
 Drive Ins: 2
 Loading Docks: None
 Power: 480v 3p

Crane: 4/5-10 tons
 Rail Line: -
 Cross Docks: -
 Const Mat: Wood Frame
 Utilities: -

For Sale: For Sale at \$5,950,000 as part of a portfolio of 3 properties - Active
 Parcel Number: 00058760

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
E 1st / Suite ENT	22,437	22,437	\$0.40/nnn	Vacant	Negotiable	Direct

Short term only. Net charges: \$.05/SF. 6' concrete wainscot. 4' bridge cranes. 1-10 ton. 3-5 ton. 16' under hook. Dry sprinklers. Heated. 1 restroom.

Building Notes

Part of a 168,000 square foot industrial park situated on 10.7 acres. Located in unincorporated Clackamas County. Approximately 7.4 miles SE of Portland via Hwy 224 and 12.5 miles via I-205. Access to I-205 located 2 miles from the property. 6' concrete wainscot, heat, restroom, and new metal siding. All utilities to site with sewer in nearby Johnson Creek Blvd. Other property features include drive-thru wash, sand and paint facility, and fuel island featuring gas, diesel, and propane.

Major Business Neighbors Include Precision Castparts, Hogan Fabrication, Meng Hannan Construction, Crosswhite Industrial Park, United Pipe & Supply, Dennis Seven Dees, Warn Industries, and ICS Blount.



Location: Southeast Cluster
Clackamas/Milwaukie Submarket
Clackamas County
Milwaukie, OR 97222

Building Type: Class C Distribution
Status: Existing
Tenancy: Single Tenant

Land Area: 7.83 AC
Stories: 1
RBA: 280,122 SF

Management: -
Recorded Owner: Rudie Wilhelm Warehouse Co

Total Avail: 280,122 SF
% Leased: 25.0%

Ceiling Height: 18'0"-20'0"
Column Spacing: -
Drive Ins: 1
Loading Docks: 27 ext
Power: -

Crane: -
Rail Line: Yes
Cross Docks: -
Const Mat: -
Utilities: -

For Sale: For Sale at \$12,605,000 (\$45.00/SF) - Active
Parcel Number: 00009617
Amenities: Corner Lot

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
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P 1st / Suite 2	70,000	280,122	0/negot	30 Days	Negotiable	Direct
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Large, well-maintained industrial distribution building in close-in SE Portland. Has 10,230sf of office, 18' to 20' clear height, 27 dock high doors, one grade door, and is fully sprinklered. Can lease all or a substantial portion of the building. Please contact broker for rates and details. Entire building is available for lease. Approximately 70,000 SF is still occupied.

Building Notes

Quality construction, well maintained. Near major arterials providing convenient access to downtown Portland, I-5, Hwy 224, and I-205.



Location: Northeast Cluster
 Airport Way Submarket
 Multnomah County
 Portland, OR 97211

Building Type: Class C Manufacturing
 Status: Built 1974
 Tenancy: Single Tenant

Land Area: 3 AC
 Stories: 1
 RBA: 46,800 SF

Management: -
 Recorded Owner: Eleanor L Liefke

Total Avail: 46,800 SF
 % Leased: 100%

Ceiling Height: 15'0"
 Column Spacing: -
 Drive Ins: 1
 Loading Docks: 3 ext
 Power: 600a/240v 3p

Crane: -
 Rail Line: -
 Cross Docks: -
 Const Mat: Reinforced Concrete
 Utilities: -

For Sale: For Sale at \$2,950,000 (\$63.03/SF) - Active
 Parcel Number: R251229, R251230, R251231
 Parking: 20 free Surface Spaces are available
 Amenities: A/C, Air Lines, Partial Stories Exist

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
E 1st	46,800/3,040 ofc	46,800	\$0.26/nnn	05/2009	Negotiable	Direct

46,800 sq ft, dock & grade doors, sprinklered, great mfg building, will bts new office.

Building Notes

New roof, office HVAC, arilines, shop office, and storage above office.