



WILSONVILLE DISTRIBUTION CENTER

Greater Portland's Class A
distribution hub — 516,000+ SF for
lease with unmatched access to I-5

29555 SW BOONES FERRY ROAD, WILSONVILLE, OR



WILSONVILLEDC.COM

OWNED BY

LBA Logistics 

LEASING BY

 Kidder
Mathews

MAXIMIZE YOUR SUPPLY CHAIN

A rare headquarter opportunity as one of Greater Portland's largest industrial distribution center availabilities with unrivaled access to I-5

516,693 SF

TOTAL RENTABLE SF

29.8 Acres

TOTAL LAND AREA

14,000 SF

TOTAL OFFICE SF



PROPERTY HIGHLIGHTS



Directly off the I-5 Interchange in Wilsonville, making this one of the best located distribution facilities available in the Portland Metro area



Cross loaded distribution facility with 540' depth, ideal for inbound/outbound flow through distribution



Generous truck staging areas with abundant trailer parking

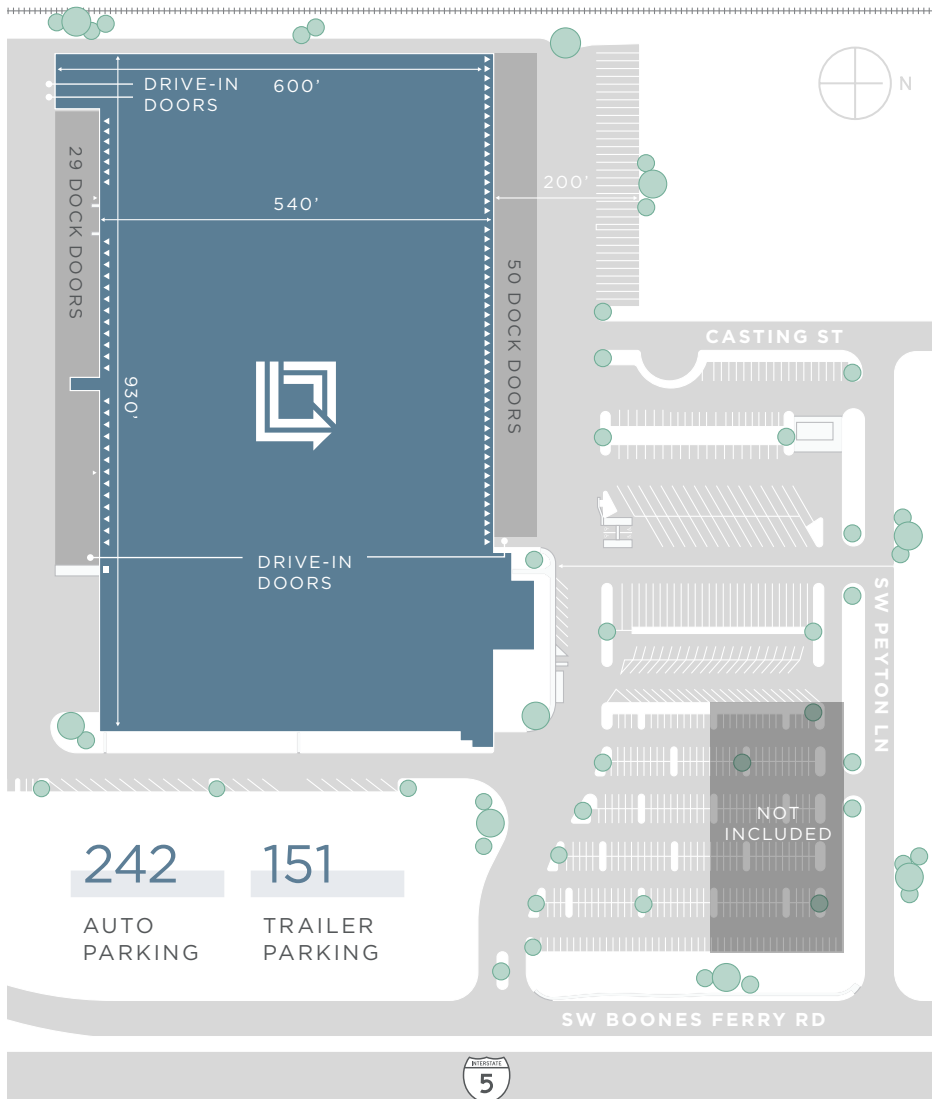


14,014 SF office including large break room/locker room facilities



Located in-between two major interstate freeway interchanges, one less than a half mile away

SITE PLAN



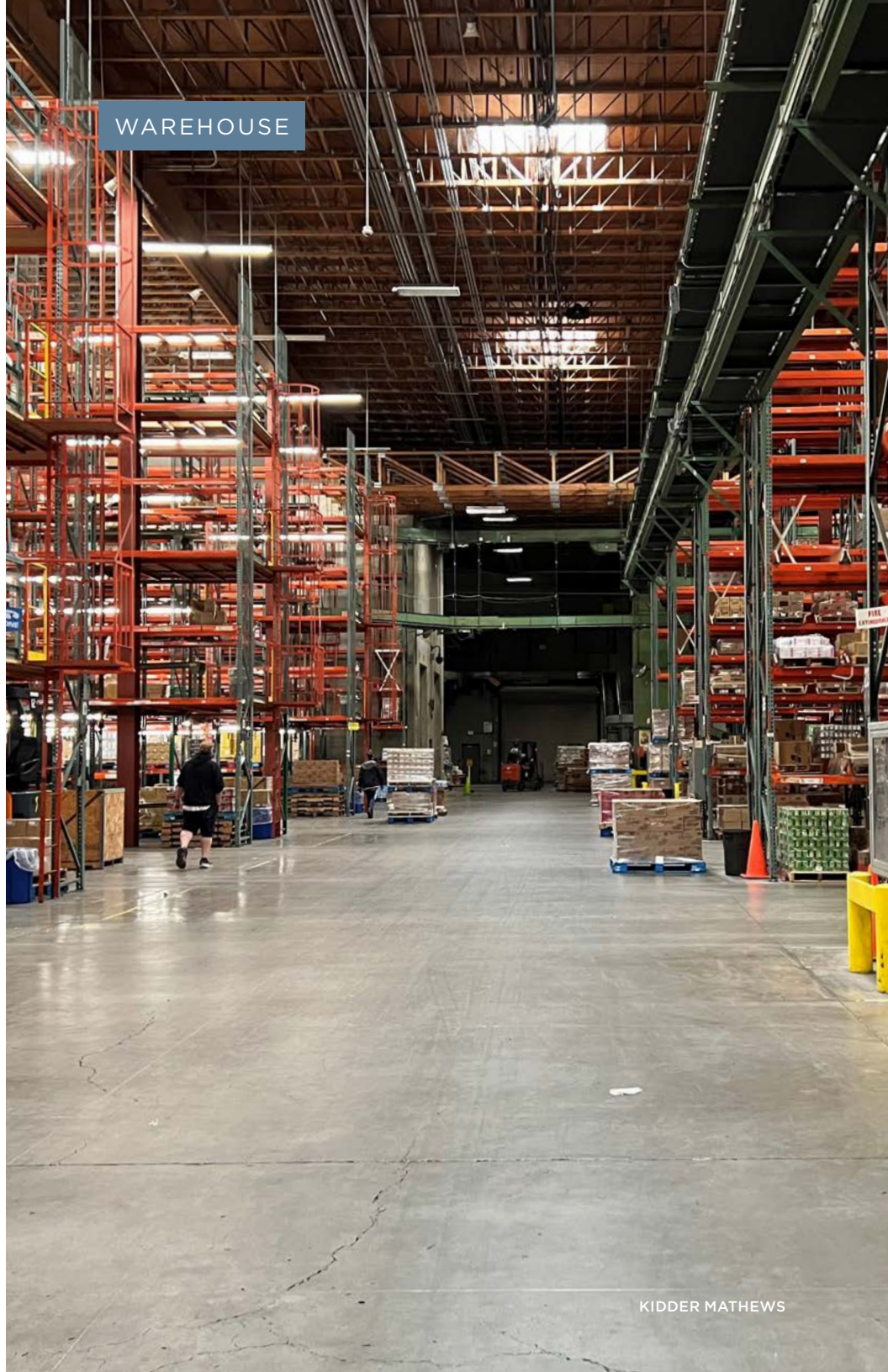
Property Summary

PROPERTY NAME	Wilsonville Distribution Center
ADDRESS	29555 SW Boones Ferry Rd, Wilsonville, OR
PARCEL NO.	31W14D 01903
ZONING	PDI (Planned Development Industrial)
TOTAL RSF	516,693
OFFICE SF	Approximately 14,000 SF
LAND SIZE	29.8 acres (1,298,088 SF)
FAR	39.8%
CONSTRUCTION	Concrete tilt-up
ROOF	Built-up membrane; TPO membrane overlaid on expansion joints and perimeter
WAREHOUSE CLEARANCE	Approximately 80% of building 35'-37' Balance 28'
DOCK HIGH DOORS	79 total, 76 with pit levelers and shelters
GRADE LEVEL DOORS	4
SPRINKLERS	Full coverage wet pipe fire sprinkler system
HVAC	6 rooftop units
AUTO PARKING	Minimum 242 spaces
TRAILER PARKING	151 spaces, can be converted to auto parking
TRACTOR PARKING	20 spaces
RENTAL RATE	Call for quote
MORE INFORMATION	WilsonvilleDC.com

HEAVY ELECTRICAL SERVICE



WAREHOUSE



SEAMLESSLY CONNECTED

Directly adjacent to Interstate 5, Wilsonville Distribution Center is in the heart of Oregon's distribution hub providing superior connectivity



20 minutes

TO DOWNTOWN PORTLAND



3hrs 30min

TO SEATTLE



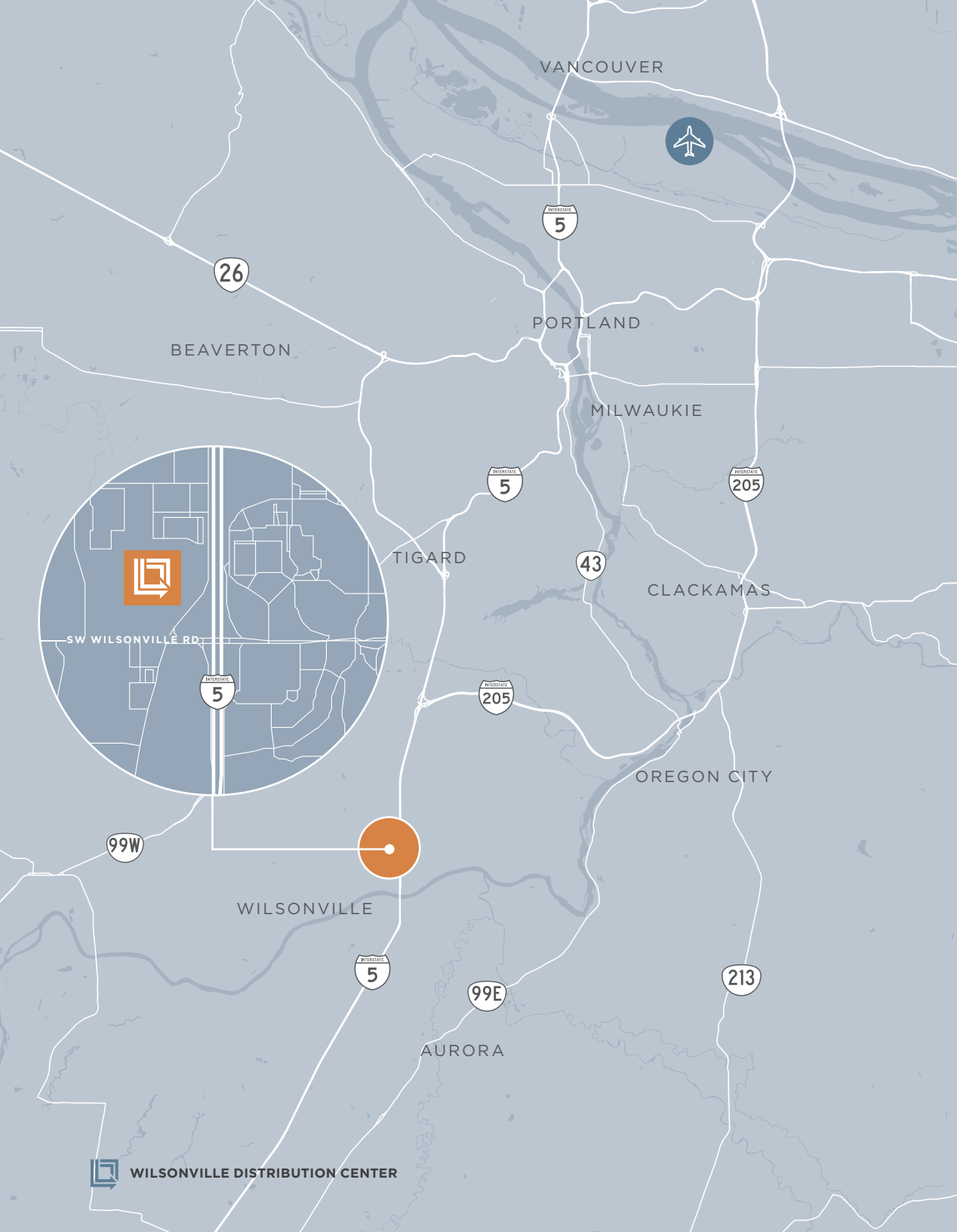
9 hours

TO SACRAMENTO



9hrs 50min

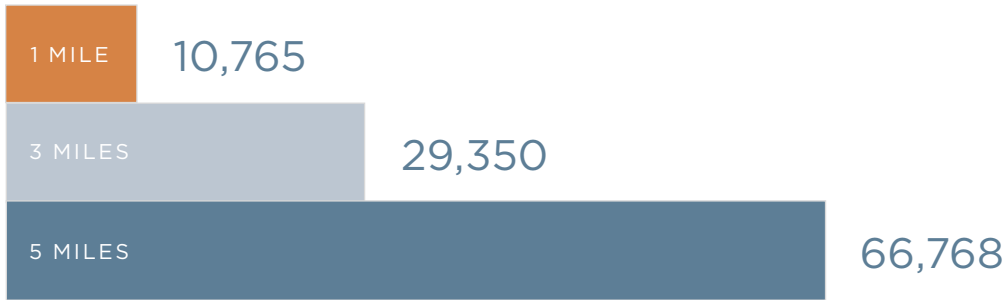
TO SAN FRANCISCO



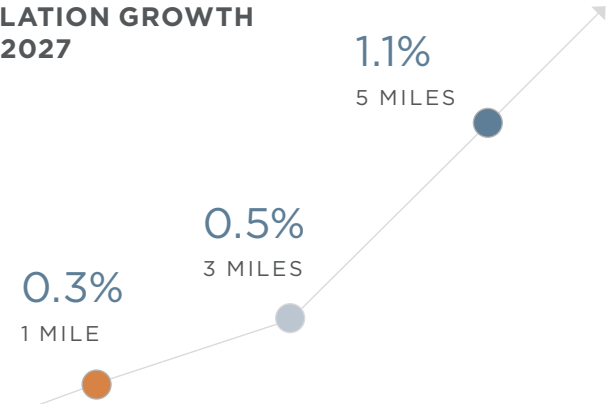
LABOR STATISTICS

DATA SOURCE: REGIS

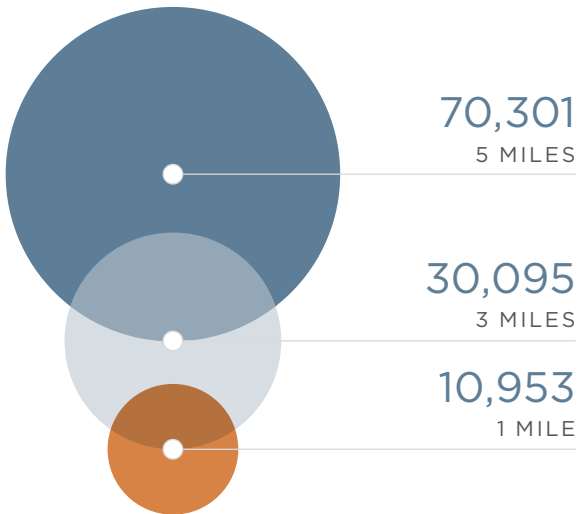
ESTIMATED POPULATION 2022



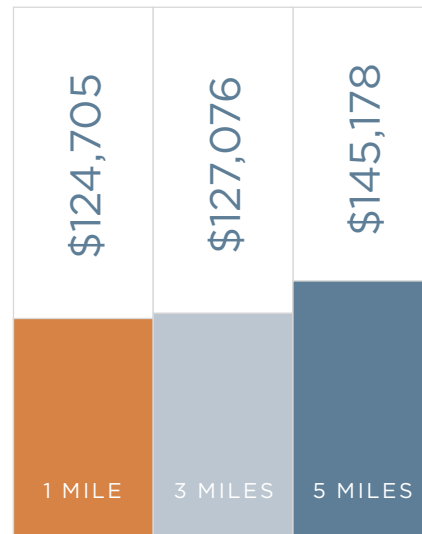
POPULATION GROWTH 2022-2027



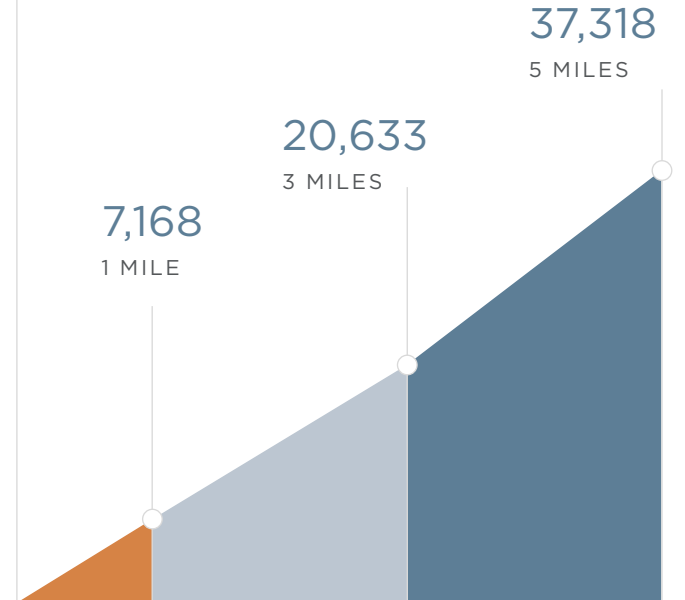
POPULATION FORECAST 2027



AVERAGE HOUSEHOLD INCOME 2022



ESTIMATED EMPLOYEES 2022





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OWNED BY

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