

ROCK CREEK CORPORATE CENTER

STATE-OF-THE-ART, REAR-LOADED BUILDING WITH TRAILER STORAGE

13700 SW COMMERCE COURT, SHERWOOD, OREGON

ESTIMATED COMPLETION Q1, 2025



NOW UNDER CONSTRUCTION!

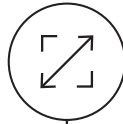
Jones Lang LaSalle Brokerage, Inc.



BUILDING INFORMATION

Panattoni is proud to announce Rock Creek Corporate Center as a shovel ready land site. Approximately 407,263 SF of state-of-the-art tilt construction.

The site will be equipped with generous employee parking and above market power. Rock Creek Corporate Center provides high visibility with multiple access points to major freeways, and proximity to service amenities.



407,263
TOTAL SQUARE FEET

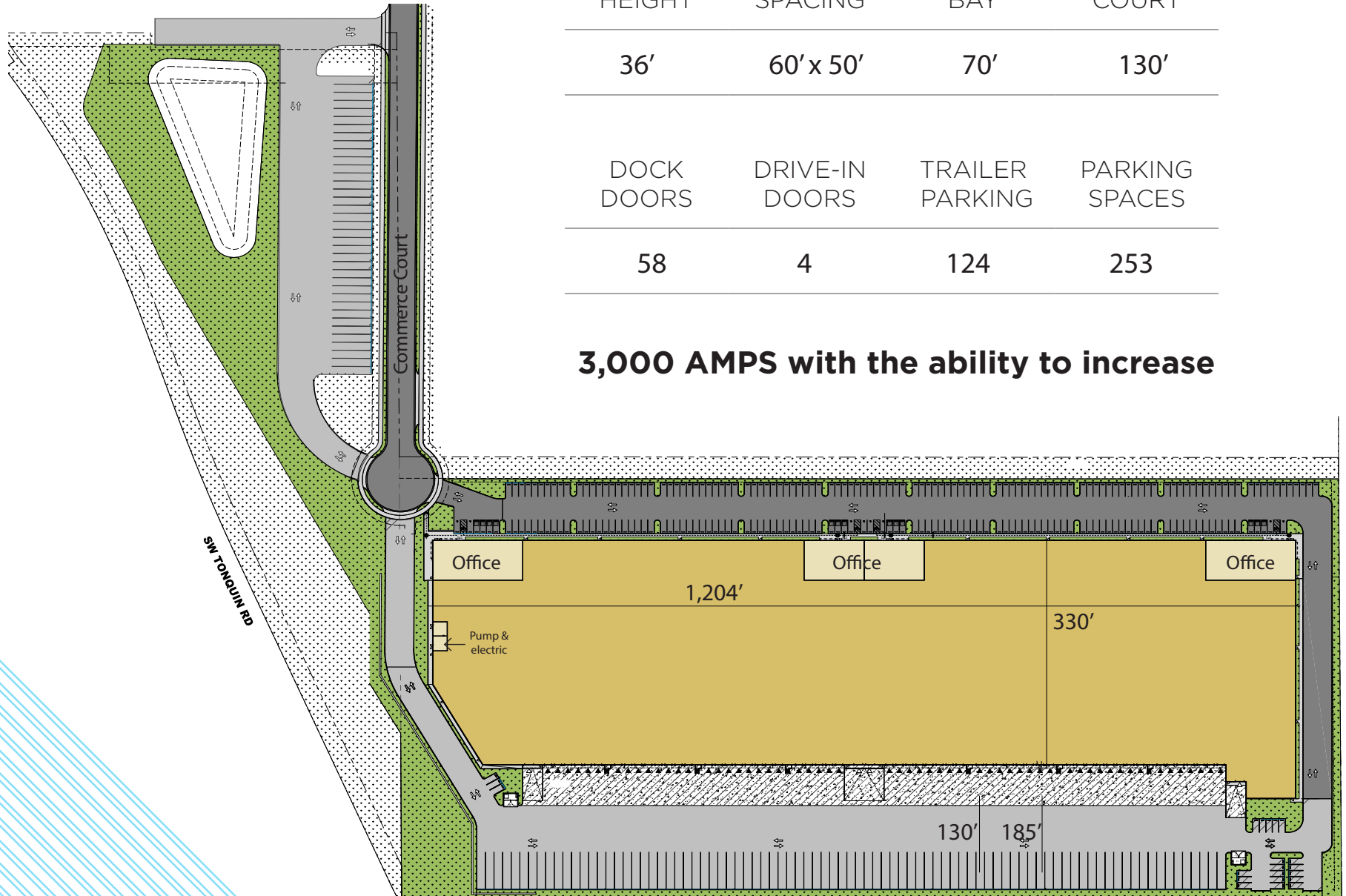


ON
25.60 AC



LOCATED IN THE
ENTERPRISE ZONE

SITE PLAN



| CLEAR HEIGHT | COLUMN SPACING | SPEED BAY | TRUCK COURT |
|--------------|----------------|-----------------|----------------|
| 36' | 60' x 50' | 70' | 130' |
| DOCK DOORS | DRIVE-IN DOORS | TRAILER PARKING | PARKING SPACES |
| 58 | 4 | 124 | 253 |

3,000 AMPS with the ability to increase

CURRENT SITE



ADDITIONAL
TRAILER
PARKING

SITE
DELIVERY
Q1, 2025

SW Oregon St







SW Tonquin Rd

SW Murdock Rd

ACCESS TO A BROAD SET OF CONSUMERS AND RELIABLE WORKFORCE






AREA DEMOGRAPHICS

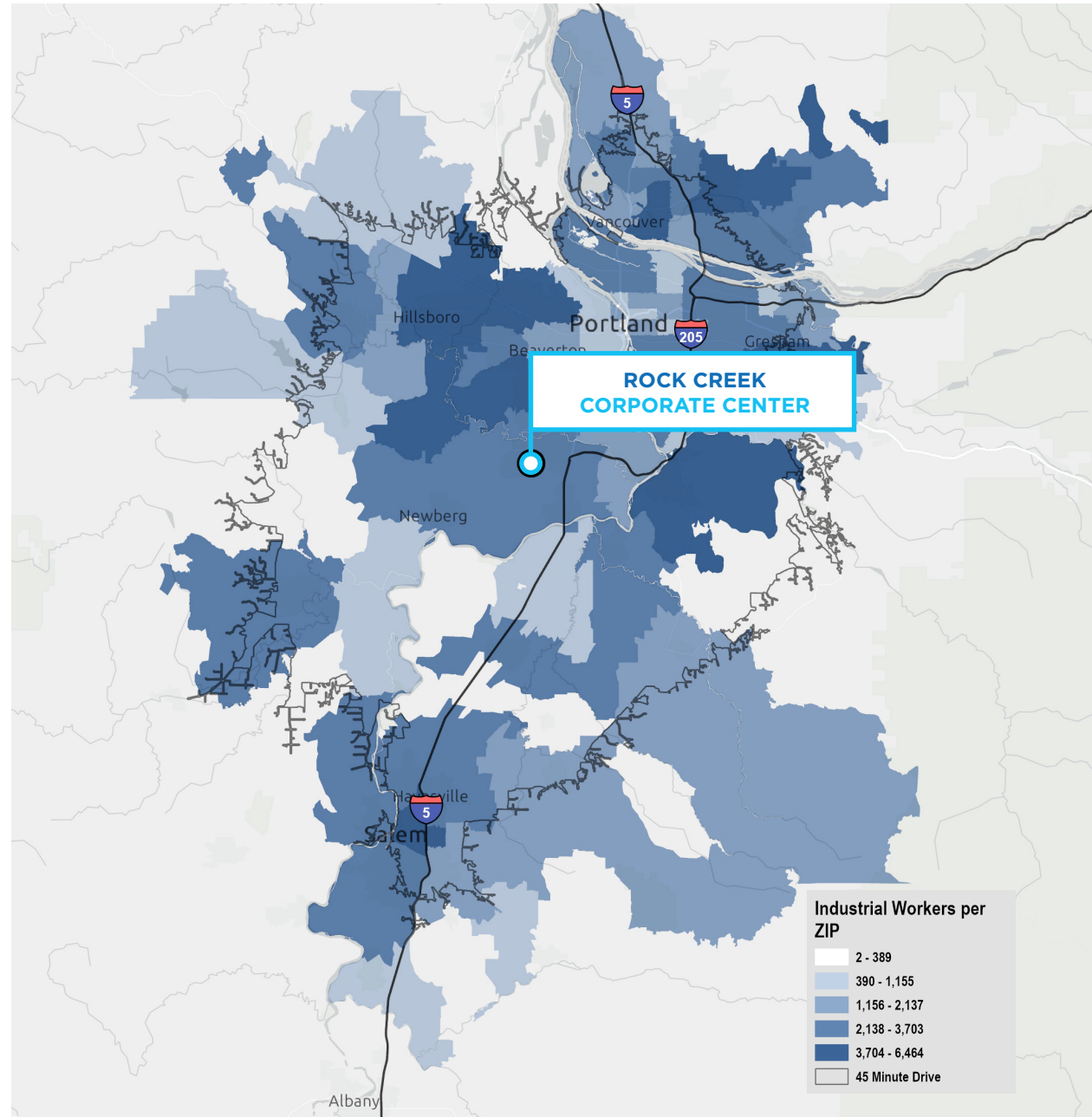
within a 30-minute drive time

-  **1,177,763** Total population
-  **320,849** Millennials
-  **\$92,782** Median household income
-  **486,586** Rooftops
-  **234,528** Gen X'ers
-  **228,462** Households earning \$100K+

LABOR DEMOGRAPHICS

within a 30-minute drive time

-  **408,515** Advanced industries jobs
-  **12,074** Engineers
-  **34,499** Warehouse workers
-  **89,222** Stem workers
-  **\$53.84** Avg. hourly engineering earnings



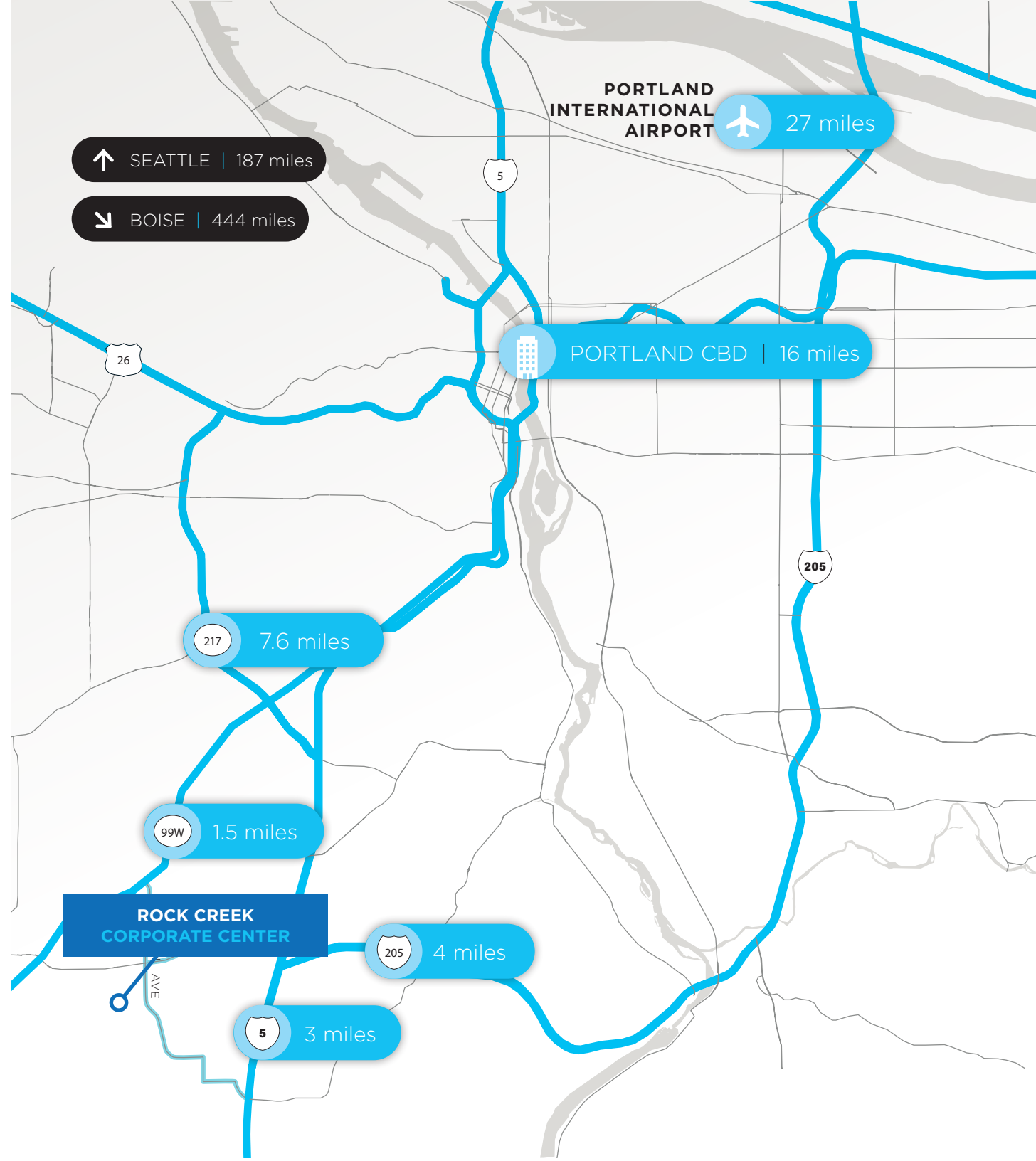
LOCATION

Rock Creek Corporate Center provides high visibility, multiple access points to major freeways, and proximity to service amenities.

NEIGHBORING TENANTS



WINE DIRECT





ROCK CREEK CORPORATE CENTER

CONTACT US

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