

PRICE REDUCED  
~~\$9,200,000~~ \$8,700,000

SALE OFFERING



Heavy power: 4,000 AMPS

[CLICK HERE FOR VIDEO TOUR](#)

**19939 SW CIPOLE RD**

SHERWOOD, OR 97140

**Large Land Component**

For more information or a property tour, please contact:

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**Norris & Stevens**

INVESTMENT REAL ESTATE SERVICES



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

04/27/2026

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# 19939 SW CIPOLE ROAD

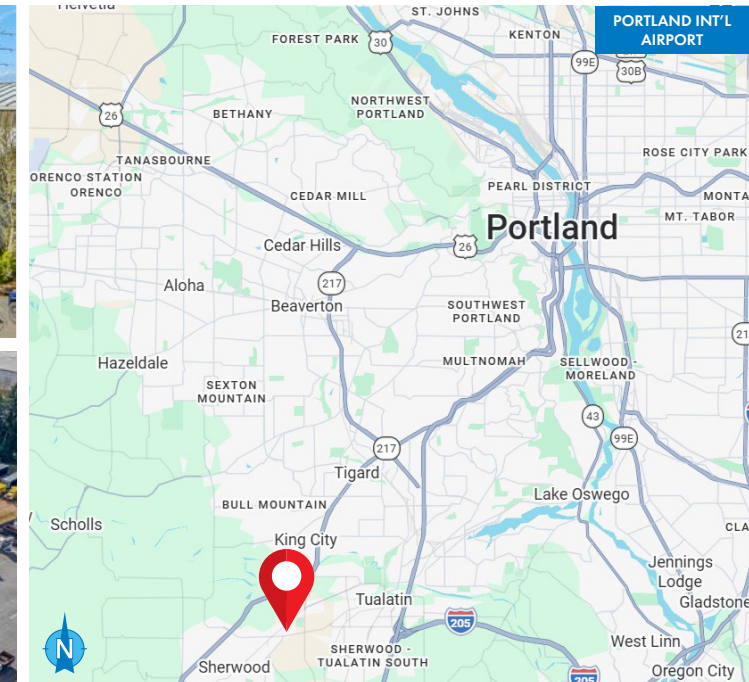
Sherwood, OR 97140

## PROPERTY DETAILS

- **Price:** ~~\$9,200,000~~ **\$8,700,000**
- Total SF: ± 43,000 SF
- Total site: ± 5.15 acres
- **Building 1:** ± **33,200 SF**
  - Office: ± 1,038 SF - Including 5 privates
  - Grade: Five (5) - 14' clear
  - Dock: Four (4)
  - Clear height: 20' - 28'
  - Building features: 5-ton bridge crane  
Covered docks  
Mezzanine storage  
High clear height
- **Building 2:** ± **9,338 SF**
  - Grade: One (1)
  - Dock: One (1)
  - Clear height: 24'

## PROPERTY FEATURES

- Power: 4,000 amps/3-phase/480 volt
- Distributed electrical
- Distributed air
- Additional land for yard storage, or building expansion



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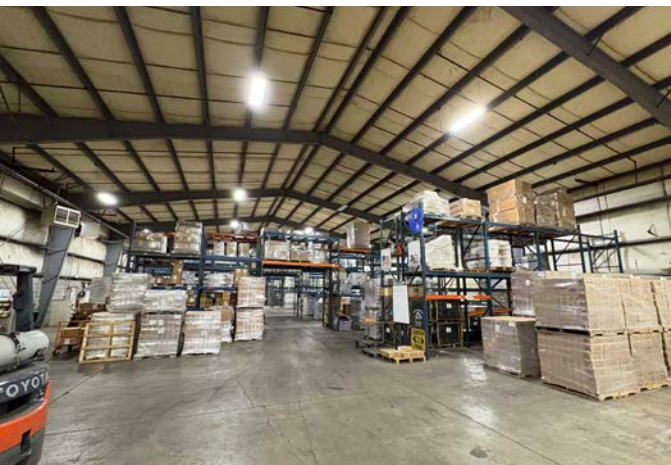
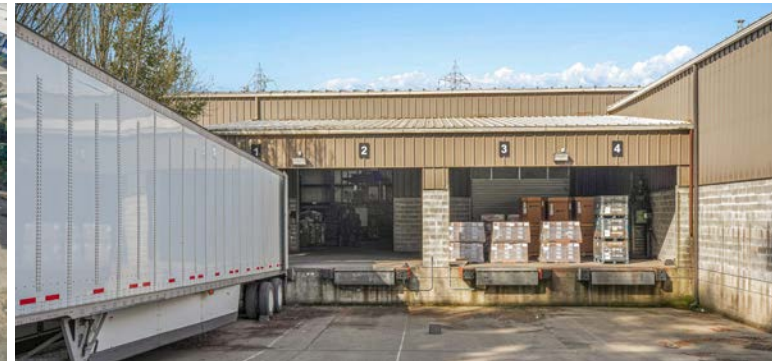


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PHOTOS

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AERIAL

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- BUILDING EXPANSION
- STORAGE
- EXCESS YARD

BLDG 1

BLDG 2



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