

# ROCK CREEK CORPORATE CENTER

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

13700 SW COMMERCE COURT, SHERWOOD, OREGON

READY FOR TENANT IMPROVEMENTS



WEBSITE/AERIAL VIDEO

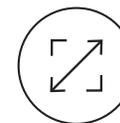




# BUILDING INFORMATION

Panattoni is proud to announce the completion of **Rock Creek Corporate Center**. Approximately **407,263 SF of state-of-the-art tilt construction**.

The site is 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**

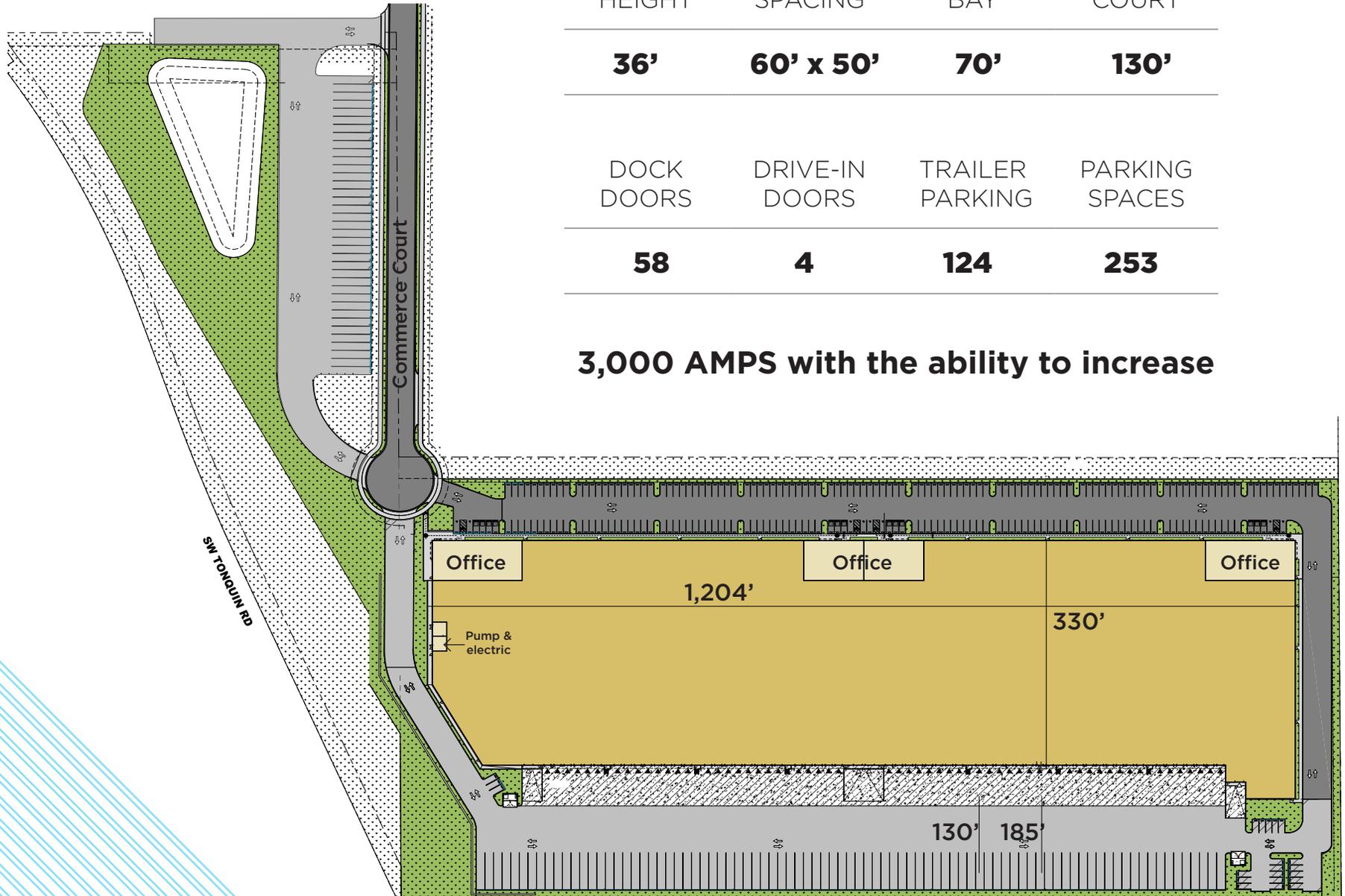
TOTAL SQUARE FEET



ON

**25.60 AC**

# SITE PLAN



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

**3,000 AMPS with the ability to increase**

# CURRENT SITE



ADDITIONAL  
TRAILER  
PARKING

SITE  
DELIVERED

SW Oregon St

SW Tonquin Rd

SW Murdock Rd

# ACCESS TO A BROAD SET OF CONSUMERS AND RELIABLE WORKFORCE

## AREA DEMOGRAPHICS

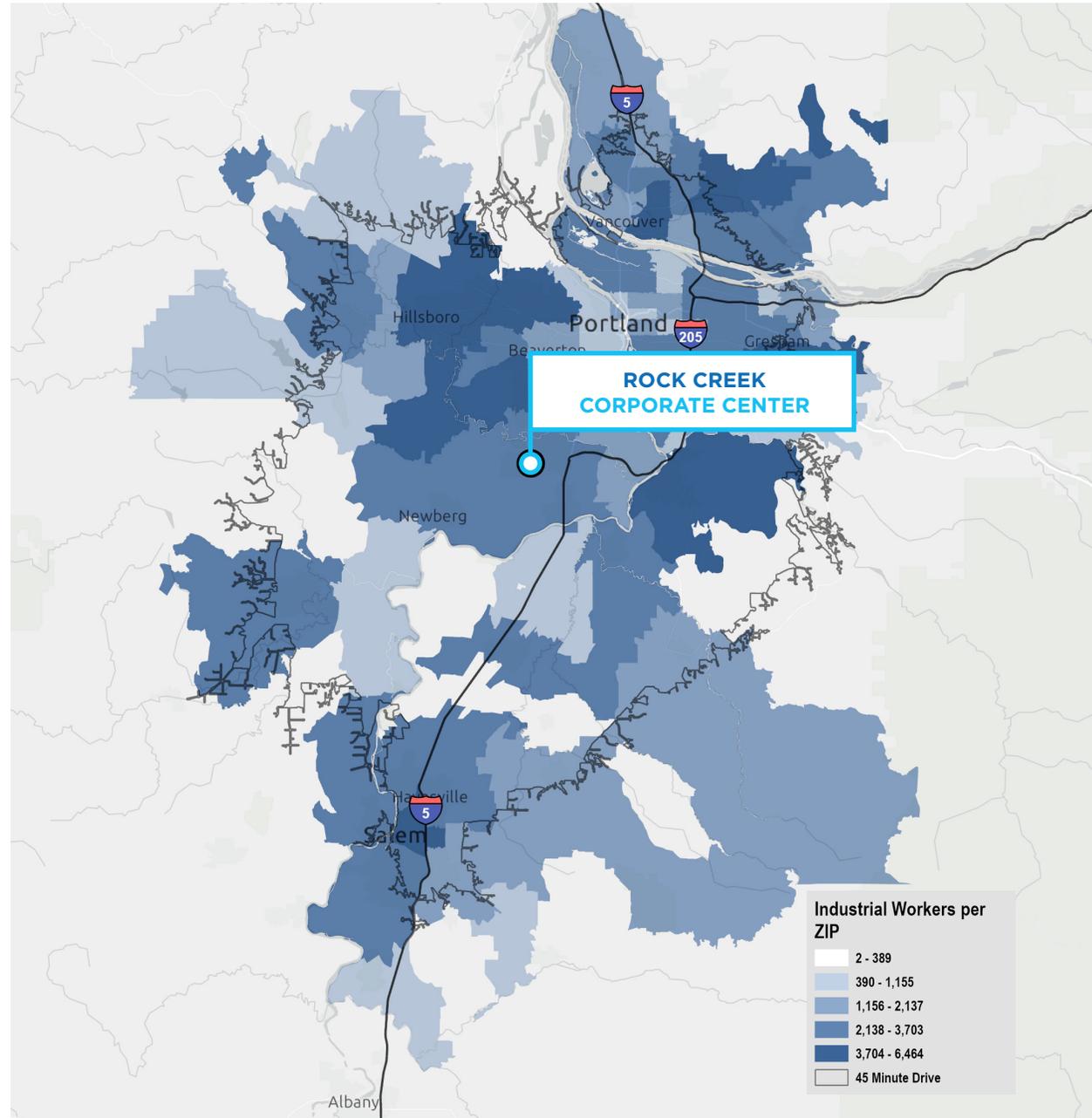
within a 30-minute drive time

-  **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



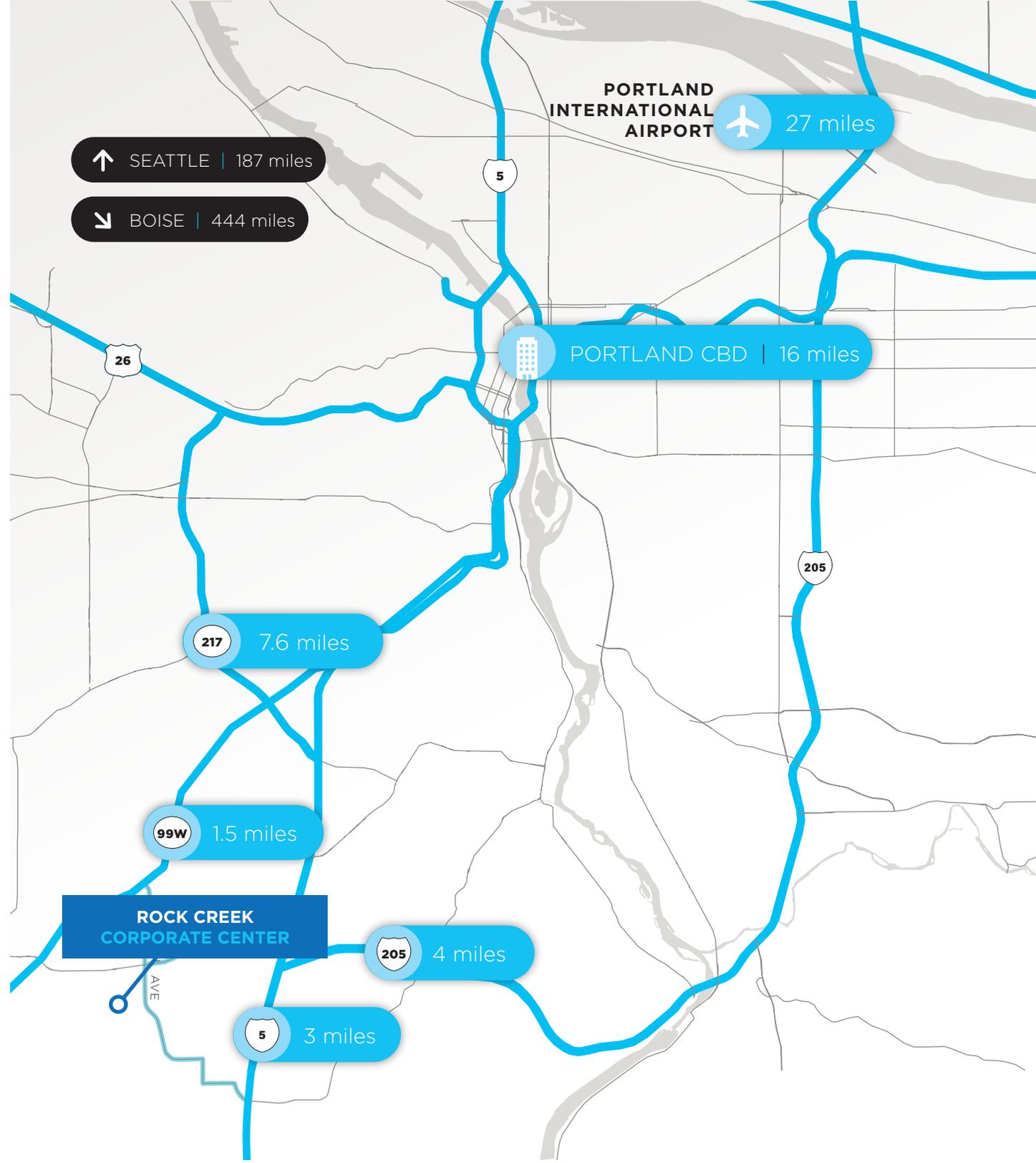
# LOCATION

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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