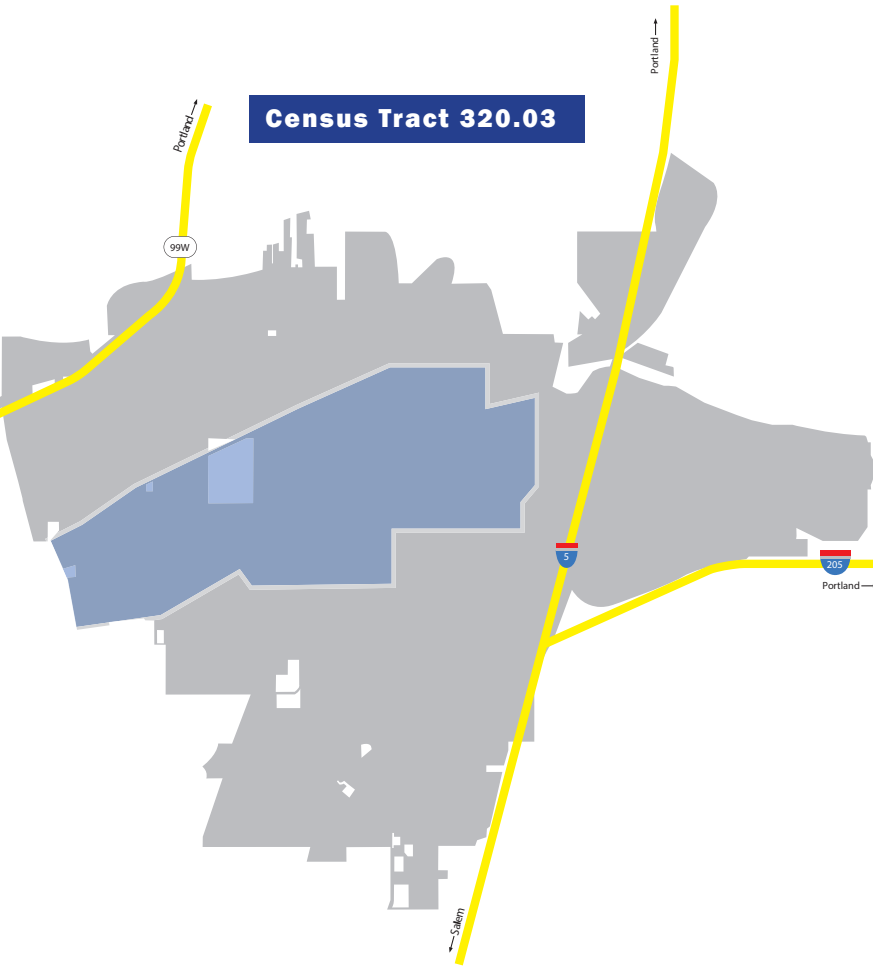


tualatin | opportunity zones

Tualatin's second opportunity zone has easy access to Hwy 99 and I-5 and is zoned primarily manufacturing. 272K square feet of building space and 59 acres of land is currently on the market. Major industrial and transportation developments have occurred.



Census Tract 320.03

Major Developments



Franklin Business Park

A three-phased industrial park with over 157,000 sq.ft of flexible floor plans, dock and grade loading, and easy access to I-5 and Hwy 99W.



124th Ave Extension

A major arterial street was constructed to provide access to employment lands between Tualatin, Sherwood, and Wilsonville.

Inventory CoStar, Q2 2019

9.2M

Total Building Inventory SF

59 AC

Land on Market

302

Total Properties

57

Spaces

Zoning

12%

Residential Zoning

10%

Commercial Zoning

78%

Manufacturing Zoning

Demographics ACS 2012-2017

3,142 Labor Force

3,955 Population

Transportation

38,600

Average Daily Traffic

23 Miles

Portland International Airport

21 Miles

Port of Portland Terminals

