

GENERAL NOTES:

- PROPERTY LINE BEARINGS AND DISTANCES AS WELL AS SITE AREA CALCULATIONS ARE PROVIDED FOR ZONING AND PERMIT REVIEW ONLY. REAL PROPERTY LEGAL DESCRIPTIONS AND AREA CALCULATIONS ARE TO BE PROVIDED BY A REGISTERED PROFESSIONAL SURVEYOR.

PLANNING AND ZONING REVIEW:

JURISDICTION: CITY OF TUALATIN, OREGON

AREA SUMMARY:

GROSS SITE AREA:	2,034,482 SQFT.	46.71 ACRES (+/-)
DEDICATION AREA:	16,311 SQFT.	0.37 ACRES (+/-)
NET DEVELOPED AREA:	2,018,171 SQFT.	46.34 ACRES (+/-)

BUILDING A:	88,400 SQFT.	4.4% COVERAGE
BUILDING B:	70,000 SQFT.	3.5% COVERAGE
BUILDING C:	98,000 SQFT.	4.9% COVERAGE
BUILDING D:	69,056 SQFT.	3.4% COVERAGE
BUILDING E:	77,000 SQFT.	3.8% COVERAGE
BUILDING F:	70,000 SQFT.	3.5% COVERAGE
BUILDING G:	50,000 SQFT.	2.5% COVERAGE
BUILDING H:	55,000 SQFT.	2.7% COVERAGE
TOTAL	577,456 SQFT.	28.6% COVERAGE

Tonquin Road Development
DECEMBER 2022

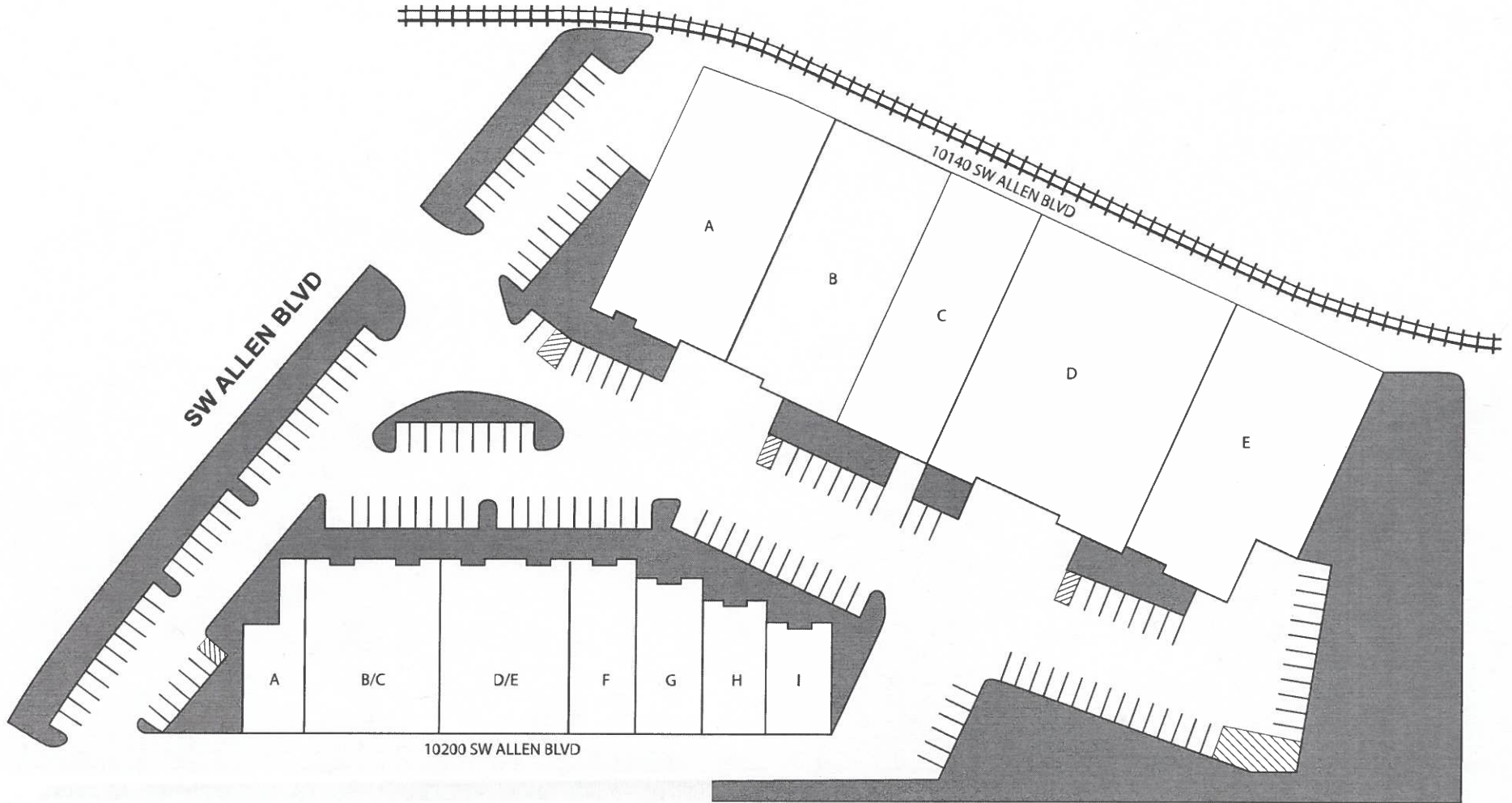
Schnitzer PROPERTIES

VLMK
ENGINEERING + DESIGN
503.222.4453
www.vlmk.com

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ALLEN WEST BUSINESS PARK

Beaverton, Oregon

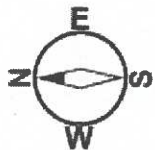
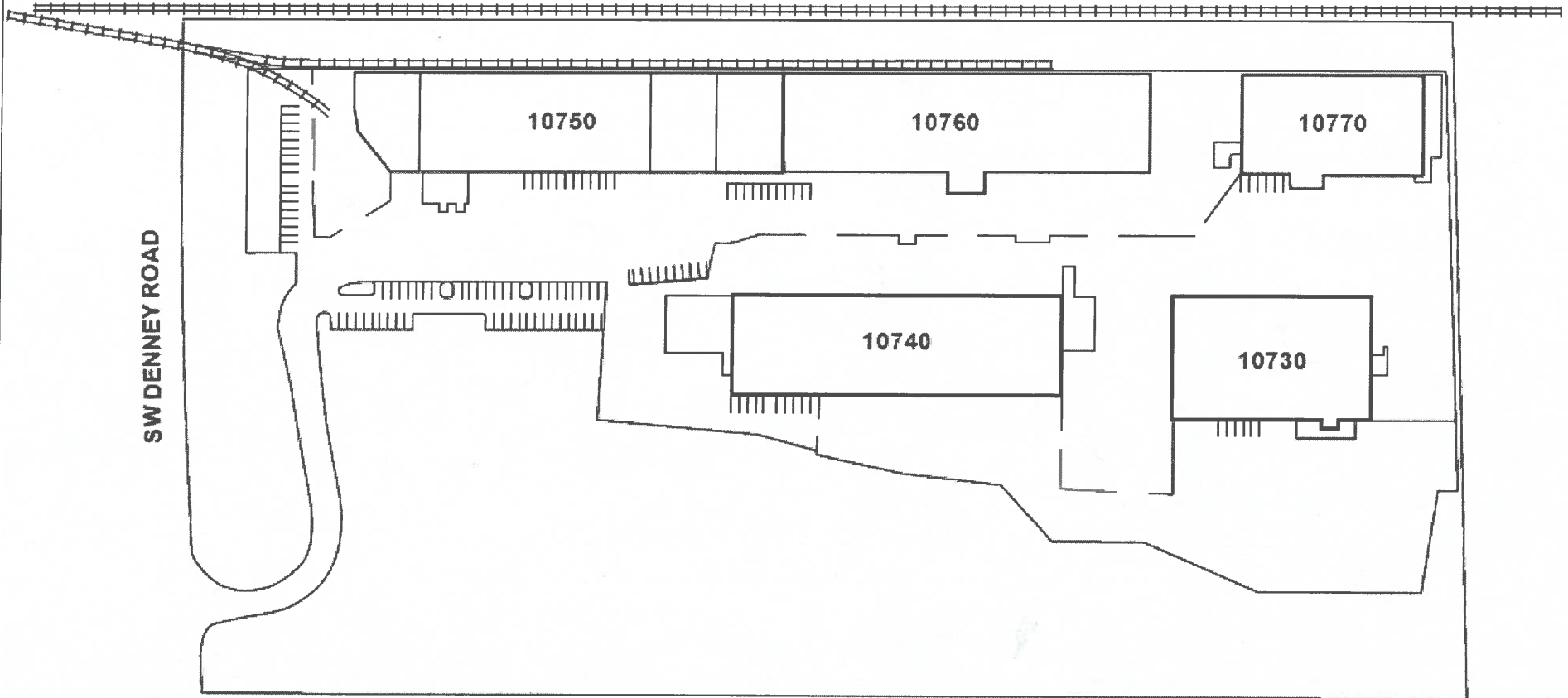


Infinity Financial	7,899 SF	Financial services
Apantac	6,256 SF	Design/development imaging equipment
Cedar House Media	3,740 SF	Media
CBOE Office Technology	3,506 SF	Printer/laptop assembly
Brooks Pest Control	3,300 SF	Exterminators
Pro Drain & Rooter Serv.	2,860 SF	Plumbers
Cote d'Or Imports	2,420 SF	Wine storage
All Points Media	22,572 SF	Outdoor advertising
CNW, Inc.	17,214 SF	Consignment furniture sales
Epiq Class Action	10,673 SF	Document storage

DENNEY ROAD INDUSTRIAL

Beaverton, Oregon

HIGHWAY 217



Circus Trix	33,528 SF
Tillamook Country Smoker	75,082 SF
Ness & Campbell Crane	27,200 SF
Shift Operations	36,200 SF
Arizona Tile	48,000 SF

Family amusement center
Food production
Crane/rigging/large equipment
Auto service and reconditioning
Tile, stone, quartz showroom & distr.

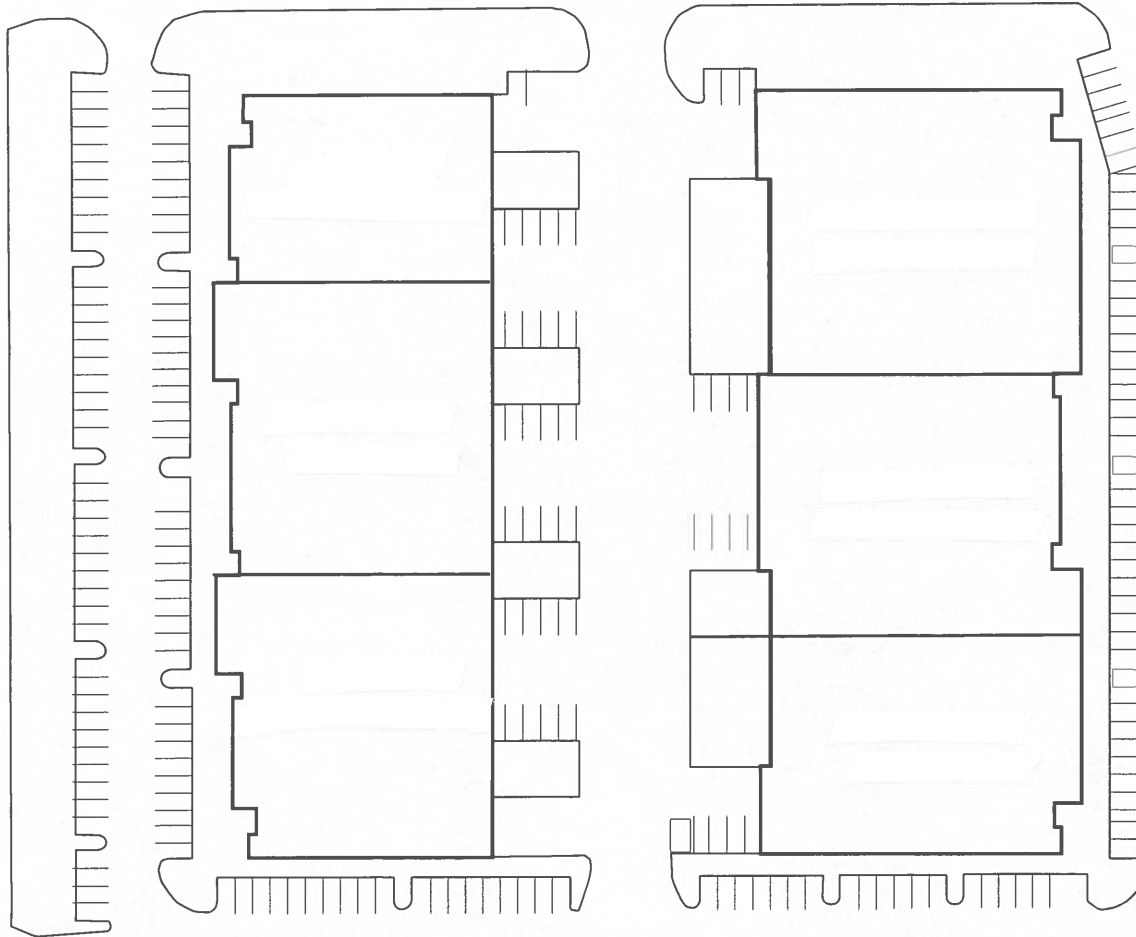
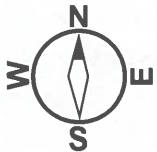
WILSONVILLE COMMERCE CENTER

27120-27180 SW 95th Avenue, Wilsonville, 97070

SW NIKE DRIVE

SW 95TH AVE

WEST FRONTAGE ROAD



Mitchell, Lewis & Staver	21,724 SF
Allied Technologies	21,012 SF
Commercial Furniture Dist.	19,663 SF
Century Wheel & Rim	23,524 SF
Proctor Sales	19,665 SF

Pumping equipment & service
High-tech manufacturing
Furniture warehousing/distribution
Auto/truck/trailer parts & accessories
Boiler/steam/hydronic product sales



Schnitzer
PROPERTIES