

OCTOBER 2019
ISSUE 4



ECONOMIC DEVELOPMENT



SITES & TOURS

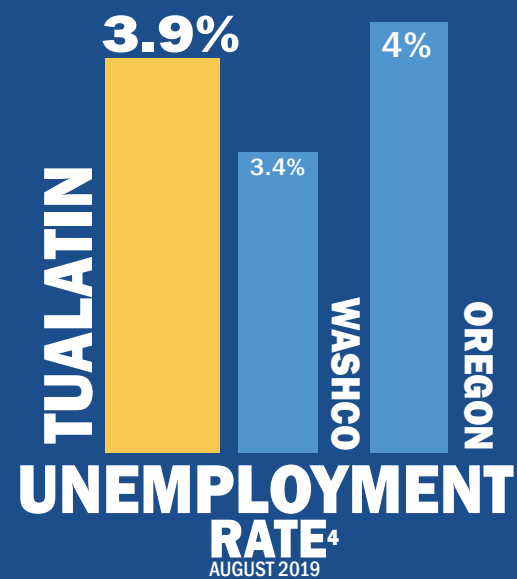
SEPTEMBER BY THE NUMBERS

2 NEW BUSINESSES¹ **11** NEW EMPLOYEES²

**TOP INDUSTRY³
GROWTH** AUG 18 - AUG 19

- 1** BUSINESS SERVICES
- 2** CONSTRUCTION
- 3** INFO TECH

**2 MILLION⁵
DOLLAR**
INDUSTRY INVESTMENT
COMMERCIAL & INDUSTRIAL



3
HOUSING PERMITS⁶

1 City of Tualatin, Business License September 2019
2 City of Tualatin, Business License September 2019
3 OED September Month Report 2019
4 OED September Month Report 2019
5 City of Tualatin Building Permit Report 2019
6 City of Tualatin Building Permit Report 2019



Source: OregonLive

HAPPY EMPLOYEES

For the past eight years, The Oregonian/OregonLive and Energage, a Philadelphia-based employee research and consulting firm, have partnered to determine the Top Workplaces in Oregon and southwestern Washington based solely on employee survey feedback. The following are Tualatin-based companies and regional rankings:

SMALL (35 to 99 employees)



Founded in 1983, Reitmeier has provided commercial HVAC repair, installation, and maintenance services in the Portland and SW Washington area. A certified B-Corp, Reitmeier is committed to sustainable practices.

MID-SIZE (100-499 employees)



Recently relocated to Tualatin from Portland, Perlo is a national construction firm specializing in quality construction of buildings for over 15 industries.



Founded in 1996, AKS has established a reputation for excellence in landuse planning, design, permitting, and construction. AKS is located at 12965 SW Herman Road.

Source: OregonLive, Reitmeier, Perlo, AKS. Logos are used solely for links to those websites.

SITES & TOURS

The City of Tualatin sponsored a Port of Portland Tour of our industrial assets.

On September 12th, under a crisp and clear blue sky, three chartered buses, packed with over 125 owners, investors, brokers, developers and related professionals, journeyed their way through the streets of Tualatin, Sherwood, and Wilsonville touring and visiting our industrial assets and construction projects.

This first ever tour in this sub-market, was sponsored by the City of Tualatin and others, and organized by the Port of Portland and the National Association of Industrial and Office Properties (NAIOP) Oregon Chapter. NAIOP is a non-profit national trade organization leading a vast array of development professionals in office, industrial, and mixed-use real estate. Their focus is to assist communities and related industry professionals to ensure a vibrant and sustainable commercial real estate industry.

“City staff were amazing during our project planning and implementation.”

Beginning at Perlo Construction, a national construction and design company headquartered in Tualatin, attendees were provided a simple mid-day networking opportunity with an overview presentation of the events and tours for the day.

Focused on four sites with two site drive-alongs, Cipole Industrial Park (Sherwood), Majestic Tualatin Building Center (Tualatin), Parkway Woods (Wilsonville), Perlo Headquarters (Tualatin) Basalt Creek Area (Tualatin), and Leveton Corporate Campus Phase III (Tualatin).

Cipole Industrial Park (Sherwood)

19730 SW Cipole Road

This proposed project by Phelan Development will offer three buildings, each on its own lot available for lease or sale.

Majestic Business Center (Tualatin)

SW 115th Avenue

A recently constructed 226,960 sq.ft free standing logistic center. Located in general manufacturing, this building offers appropriate use tenants 39 dock-high loading doors and 139 parking stalls.

Perlo Construction (Tualatin)

11450 SW Amu Street

Headquartered in Tualatin, this national construction company services many industries, specifically industrial and retail development. Licensed in 12 other states, notable projects include Lam Research (Tualatin) and the Nike Employee Store (Beaverton.)

During the site tour of Majestic Tualatin Business Center, Phillip Brown, Executive Vice President of Majestic Realty, applauded City Staff for the willingness and dedication in assisting with this project. “Sherilyn, the City Manager and staff were amazing during our project planning and implementation,” Brown stated.

City representatives in attendance included Mayor Frank Bubenik, City Manager Sherilyn Lombos, Com Dev. Director Aquilla Hurd-Ravich, and Economic Development Manager Jonathan Taylor.

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Majestic Tualatin
Business Center.
Source: CoStar.



TUALATIN BY THE NUMBERS, Oct. 2019



12.1M
Industrial Inventory



53K
Industrial Under Construction



6.2%
Industrial Vacancy Rate



8
Properties for Sale

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Phillip Brown, Executive Vice President, of Majestic Real Estate Company provides attendees site overview.