

FOR LEASE



Prime Tualatin Warehouse with Dock Loading.

ADDRESS	12111 SW Herman Rd Tualatin, OR
WAREHOUSE SIZE	10,800 SF
OFFICE SIZE	3,040 SF
TOTAL AVAILABLE	13,040 SF
MEZZANINE STORAGE	3,160 SF
CONSTRUCTION	Quality concrete tilt up warehouse
PARKING	Large truck court/parking ratio
LOCATION	Excellent Tualatin location, close to I-5 Freeway
LEASE RATE	\$.92/SF Shell/\$1.10 Office, NNN



13,040 SF
AVAILABLE

3K SF
OFFICE

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Excellent location in Tualatin, just off SW Herman Rd providing immediate access to I-5 freeway

10,800 SF plus additional 3,160 SF storage mezzanine

±3,040 SF office

13,040 SF total available

Two dock and three grade-level loading doors

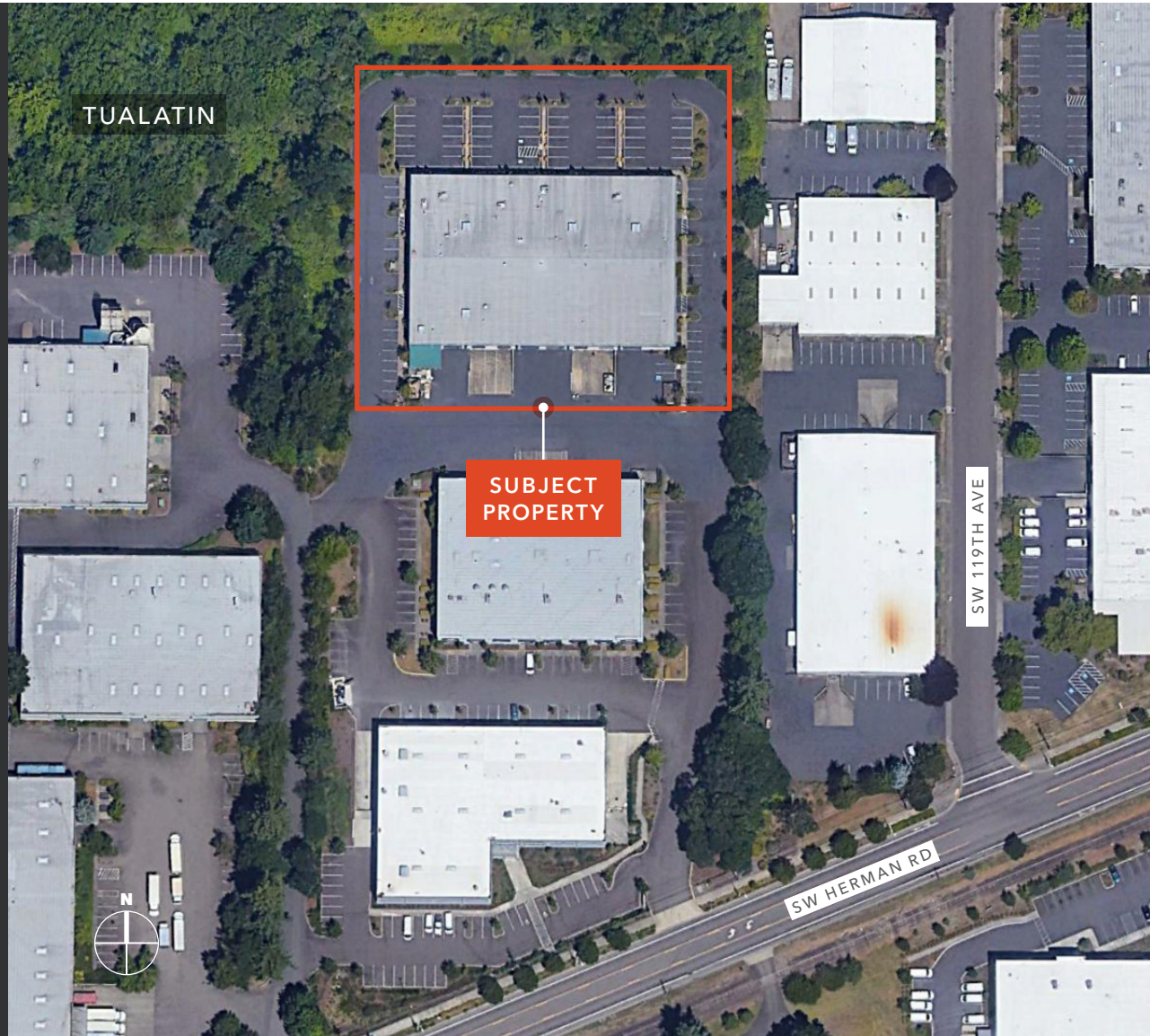
±24' clear height

Newer industrial building in excellent condition

Rare opportunity for functional warehouse in Tualatin

25 MIN
DRIVE TO DOWNTOWN
PORTLAND

12 MIN
DRIVE TO I-5



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km Kidder
Mathews

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FLOOR PLANS

10,800 SF

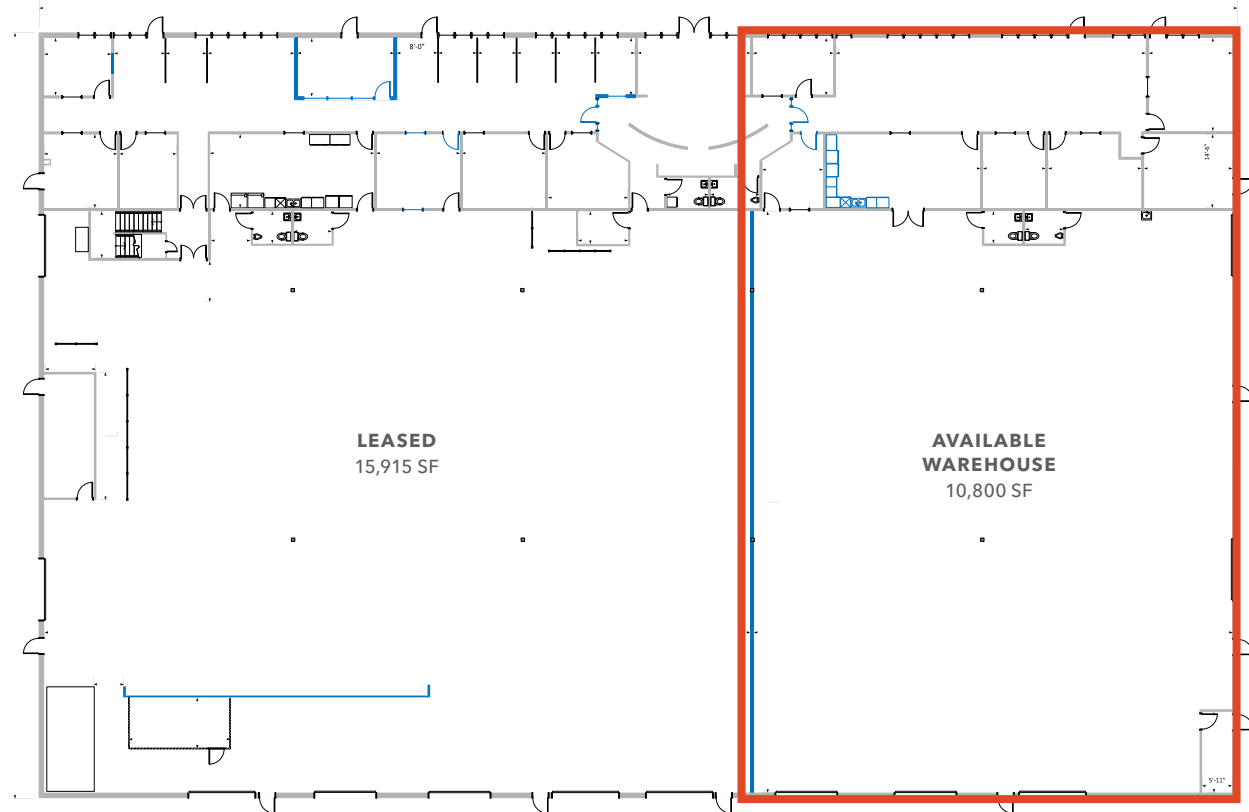
WAREHOUSE

3,040 SF

OFFICE

3,160 SF

MEZZANINE STORAGE



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