



FOR LEASE



10450 SW MANHASSET DRIVE

Free-Standing Warehouse / Manufacturing Building

10450 SW Manhasset Dr, Tualatin, OR 97062

- Approx. 82,160 SF Situated on 5.29 Acres
- Corporate Image and High-Visibility Site
- Surplus Land Available for Future Growth

JOHN FETTIG, SIOR

Principal | Licensed in OR

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PROPERTY SUMMARY



**FOR
LEASE**

PROPERTY DETAILS

Address	10450 SW Manhasset Dr, Tualatin, OR 97062
Available Space	± 82,160
Office SF	± 7,117 SF First Floor Office: 4,957 SF Second Floor Office: 2,160 SF
Warehouse SF	± 75,043 SF
Yard	± 25,000 SF
Clear Height	19' - 26'
Dock Doors	8 Dock Doors
Grade Level Doors	8 Grade Doors
Power	277/480v - 2000 Amps
Zoning	MG - General Manufacturing
Fire Sprinkler Type	Wet System
Auto Parking	80+ Parking Spaces
Additional Features	<ul style="list-style-type: none">• New LED Warehouse Lighting• New HVAC System
Availability	Ready for Occupancy
Lease Rate	Call for Lease Rates

Location Features

- Property easily accessible via I-5, I-205, 99W, Tualatin - Sherwood Road, and SW 124th Bypass
- Walking distance to WES Commuter Rail
- Established Industrial Neighborhood
- Located close to United Parcel Service and USPS Depot

Nearby Highlights

- Tualatin-Sherwood Road - Major Upgrade
- La Industria
- Ancestry Brewing
- Dutch Bros Coffee
- Fred Meyer
- REI
- New Seasons
- Cabela's
- LA Fitness
- Best Buy
- PetSmart
- Bay Club Portland
- Mashita Teriyaki
- Comfort Inn & Suites
- Tualatin Country Club



YARD

WAREHOUSE

DRIVE-IN DOOR (multiple locations)

3 DOCKS

5 DOCKS

RESTROOMS

PLANT LUNCH ROOM

PLANT OFFICE

BREAK ROOM

OFFICE

SERVER

PHONE

250'

150'

100'

400'

254'

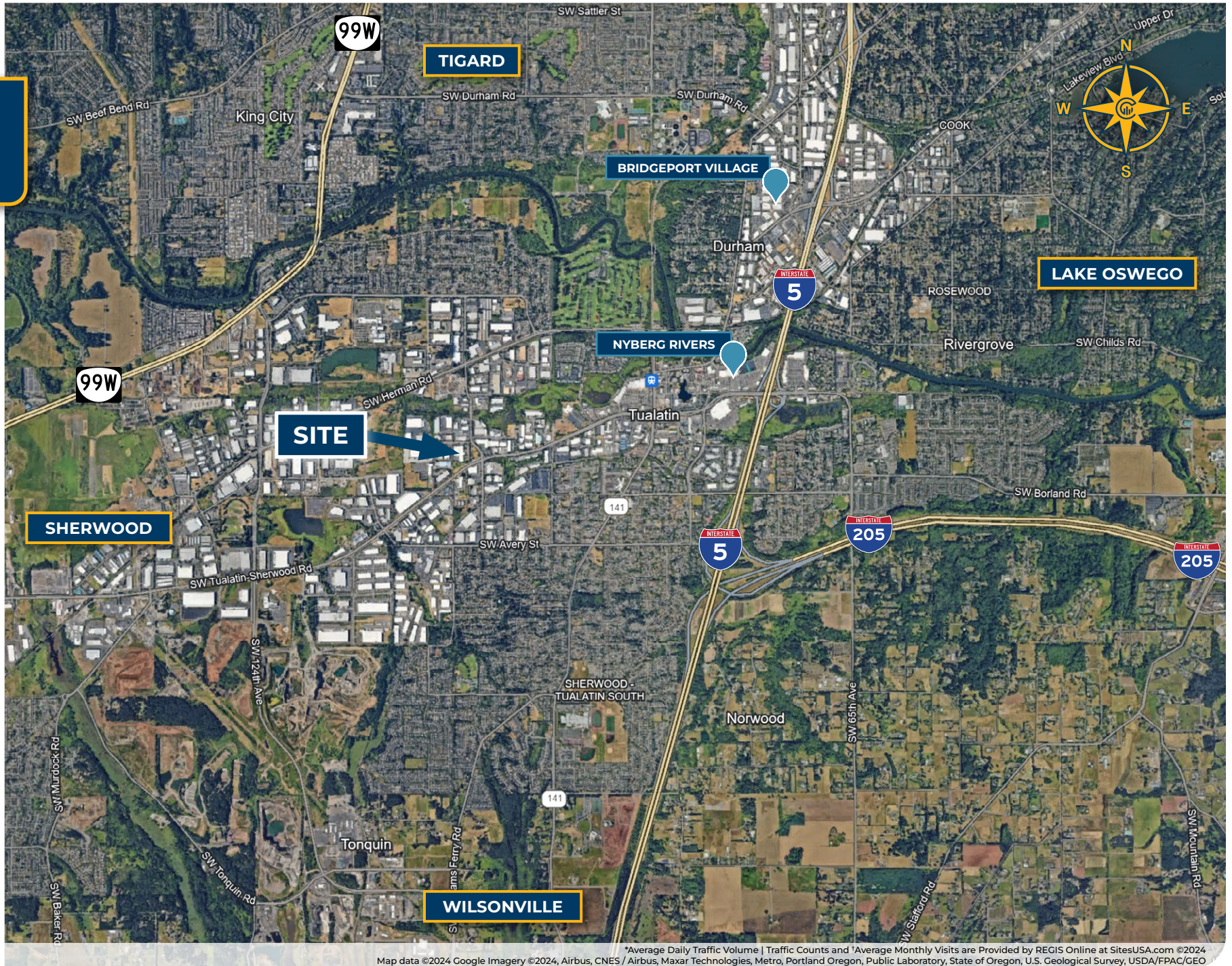
FIRST FLOOR

SECOND FLOOR

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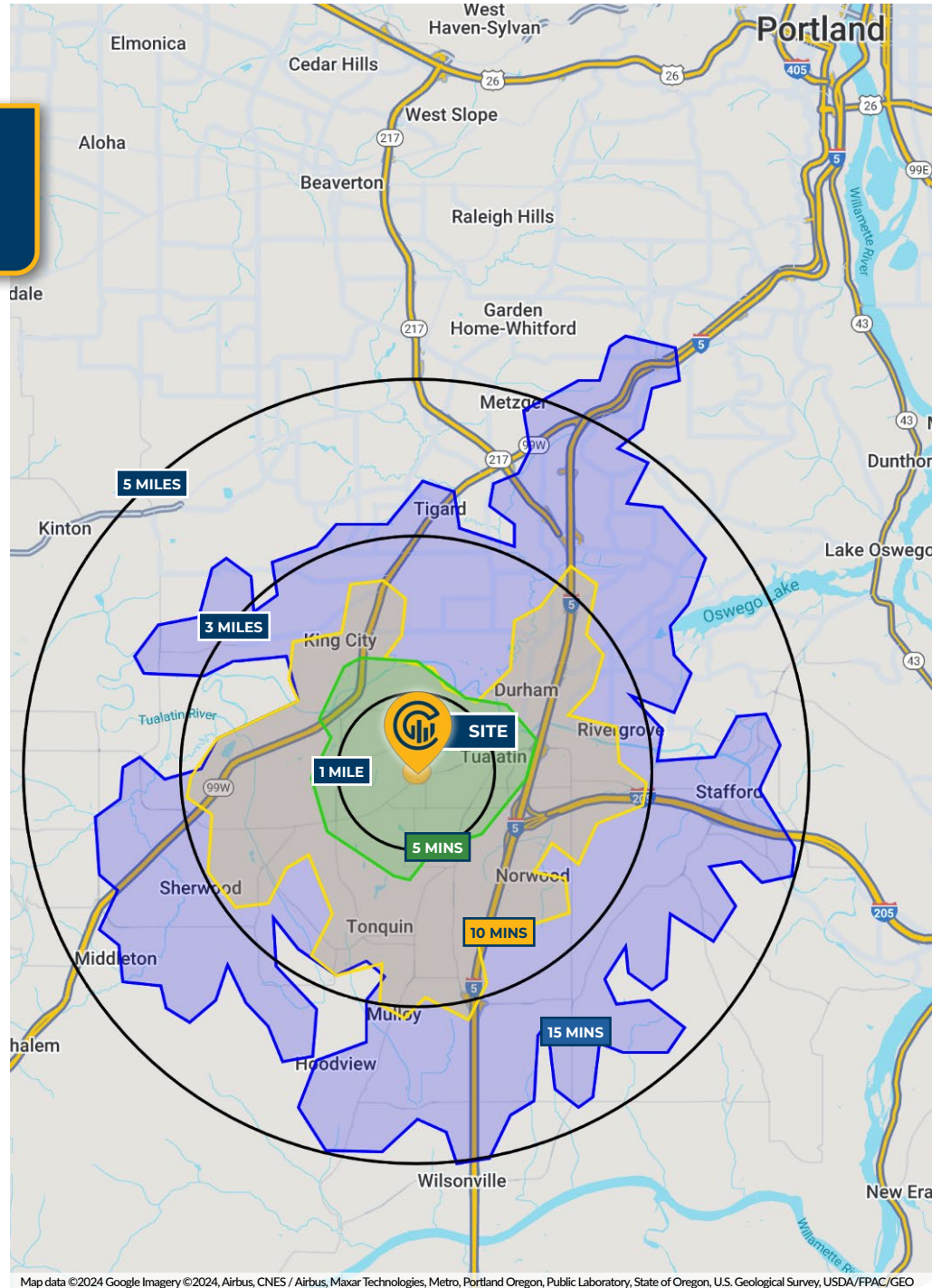


LOCAL AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	7,503	71,940	189,850
2029 Projected Population	7,432	70,554	189,017
2020 Census Population	7,431	72,664	188,367
2010 Census Population	7,067	65,614	165,816
Projected Annual Growth 2024 to 2029	-0.2%	-0.4%	-
Historical Annual Growth 2010 to 2024	0.4%	0.7%	1.0%
Households & Income			
2024 Estimated Households	3,072	29,626	76,956
2024 Est. Average HH Income	\$115,016	\$136,138	\$149,681
2024 Est. Median HH Income	\$93,638	\$106,978	\$115,379
2024 Est. Per Capita Income	\$47,329	\$56,143	\$60,750
Businesses			
2024 Est. Total Businesses	647	5,050	12,949
2024 Est. Total Employees	9,274	45,167	110,432

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024,
TIGER Geography - RS1

Neighborhood Scores


34

Walk Score®
"Car-Dependent"


57

Bike Score®
"Bikeable"


24

Transit Score®
"Minimal Transit"

Ratings provided by <https://www.walkscore.com>

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