



FOR LEASE OR SALE



6540 SW FALLBROOK PLACE

Industrial Space Available

± 18,450 SF Shell | \$1.10 /SF Blended + NNN
Sale Price: Call Broker for Details

6540 SW Fallbrook Pl, Beaverton, OR 97008

- Clear Height 12'-14' and Four (4) Grade Doors
- Zoning: OI - Office Industrial
- Former Uses Include Retail / Entertainment
- Sprinklered
- Off Street Parking for 55+ Vehicles

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**FOR LEASE
OR SALE**



PROPERTY SUMMARY



PROPERTY DETAILS

Address	6540 SW Fallbrook Pl, Beaverton, OR 97008
Available Space	± 18,450 SF Shell
Use Type	Office / Industrial & Limited Retail
Clear Height	12'-14'
Grade Level Doors	Four (4) Grade Doors - Drive Around Access
HVAC	Climate Controlled Throughout
Sprinkler Type	Wet System
Auto Parking	55+ Car Parking Spaces
Zoning	OI - Office Industrial: Intended to provide areas of office, light manufacturing and limited retail and service uses in an "employment activity center" concept
Availability	February 2025
Lease Rate	\$1.10/SF Blended + NNN
Sale Price	Call Broker for Details

Location Features

- Frontage on SW Fallbrook Pl and SW Allen Blvd
- Less than 1 mile to Hwy-217, 2.5 miles to Beaverton Transit Center, 9 miles to Downtown Portland

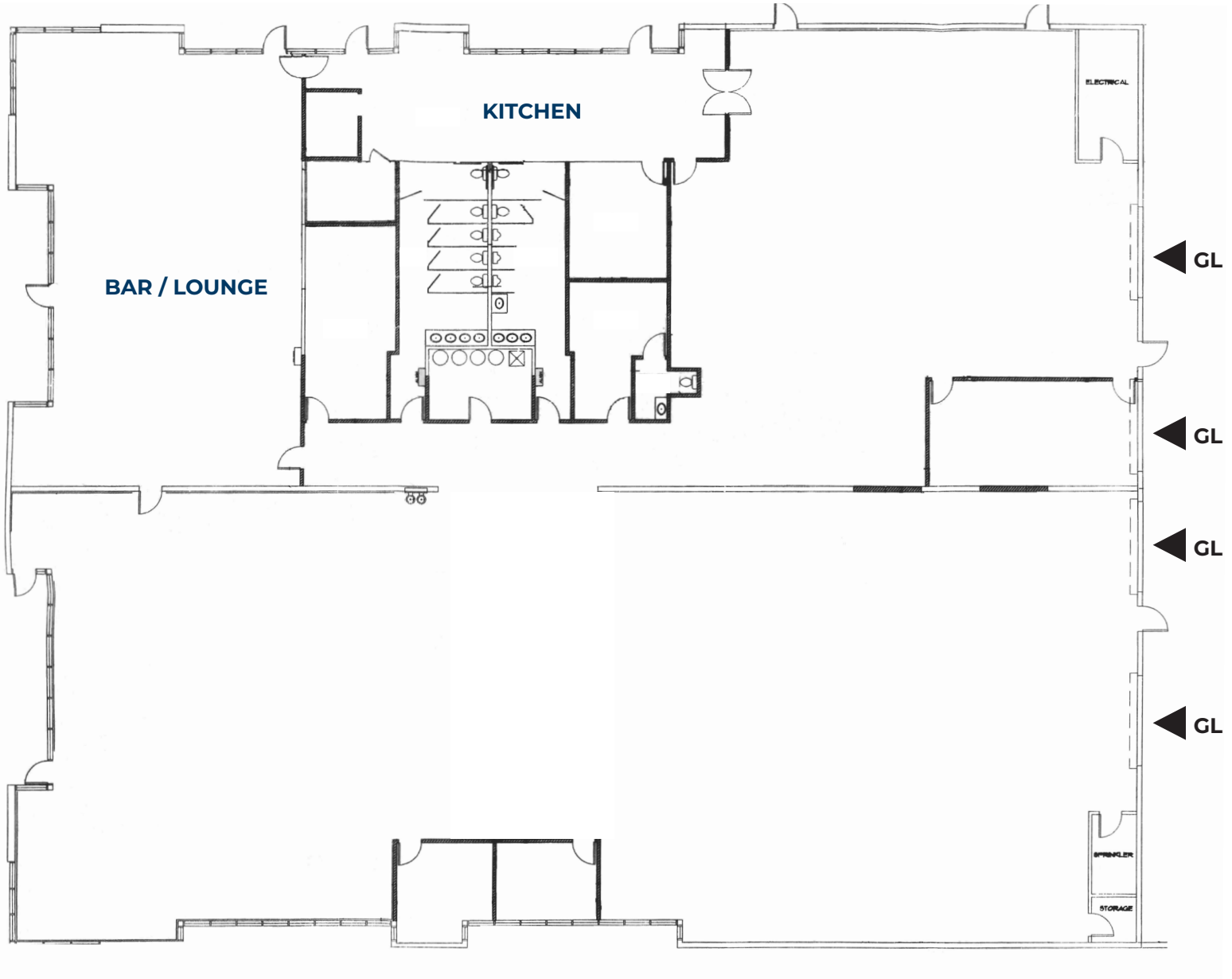
Nearby Highlights

- Beaverton Industrial Center
- Beaverton Town Square
- Black Rock Coffee Bar
- Chrysler Parts
- Floor & Decor
- Platt Electric Supply
- Red Tail Golf Center
- Target
- Trader Joes
- Washington Square
- Westside YMCA



FLOOR PLAN

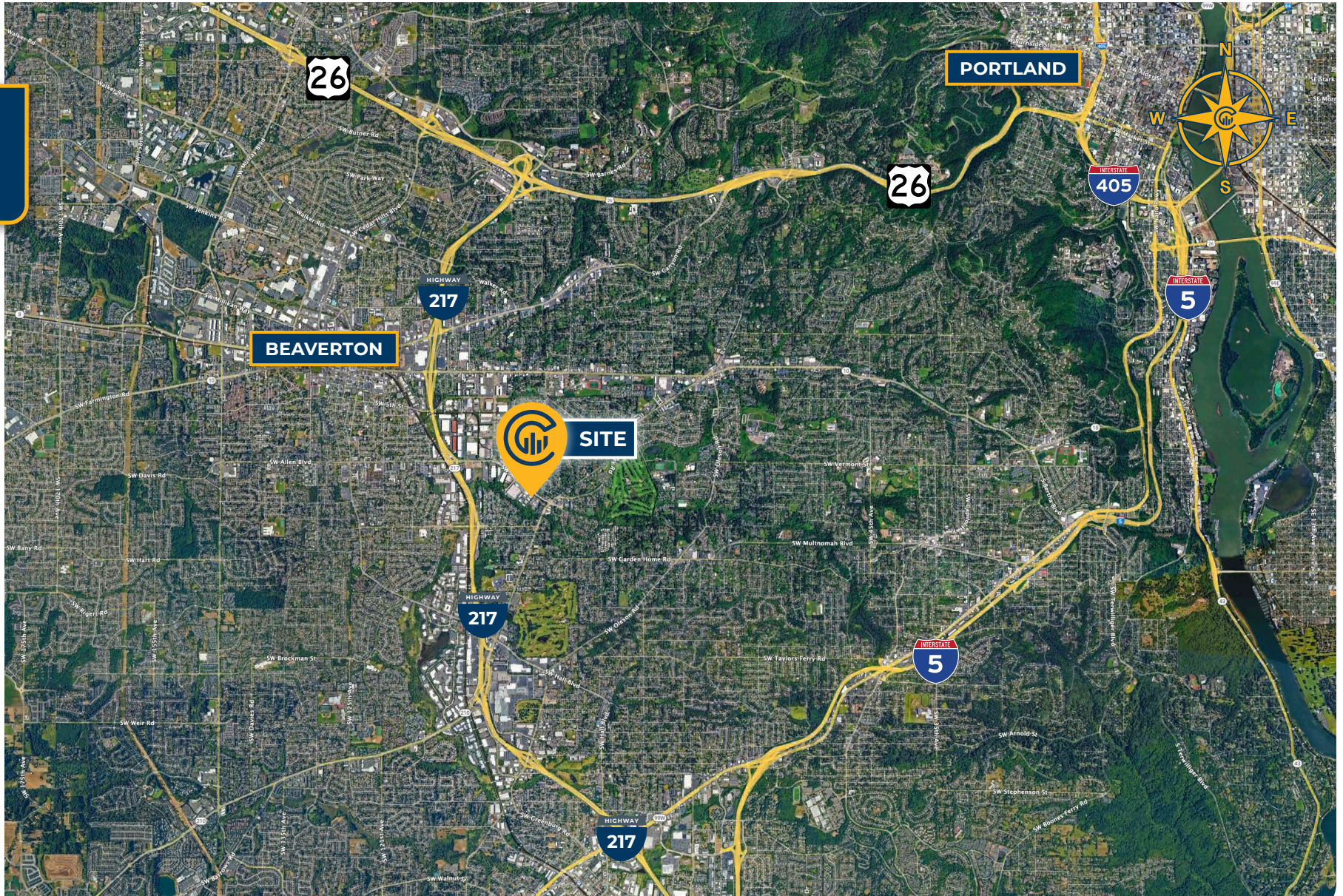
SW ALLEN BLVD



SW FALLBROOK PL



LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024 | Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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