



FOR LEASE

# WAREHOUSE, OFFICE, AND GRAVELED YARD

4670 SW PACIFIC AVENUE, BEAVERTON, OR 97005

**TYLER COLLINS**

503.416.0088

[tcollins@macadamforbes.com](mailto:tcollins@macadamforbes.com)

**JOE KAPPLER**

503.972.7294

[joek@macadamforbes.com](mailto:joek@macadamforbes.com)





## PROPERTY DESCRIPTION

This is a rare opportunity in the heart of Beaverton for industrial users to stake their presence in Washington County. The 5,600-square-foot space features well-maintained bathrooms, ample power, a small graveled side yard, and a two-story office. Zoning is Regional Center - Old Town (RC-OT)

## PROPERTY HIGHLIGHTS

- 2 dock doors, 1 (12'x12') grade door
- 15' clear height
- Small, two-story office in great condition
- Exterior yard area
- Available November 1st, 2026

## OFFERING SUMMARY

**Lease Rate:** \$1.25 SF/month (NNN)

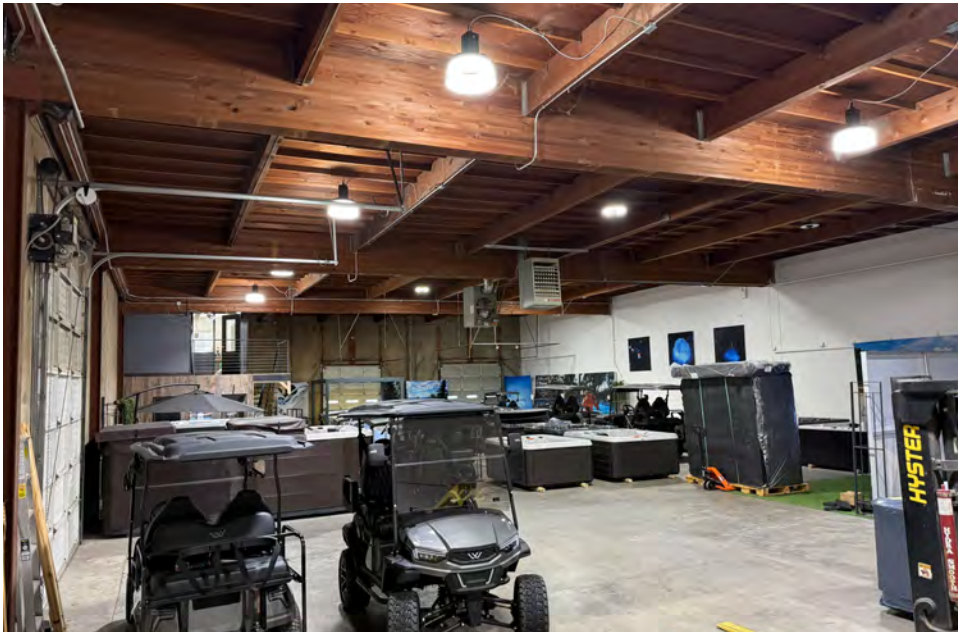
**Available SF:** 5,600 SF

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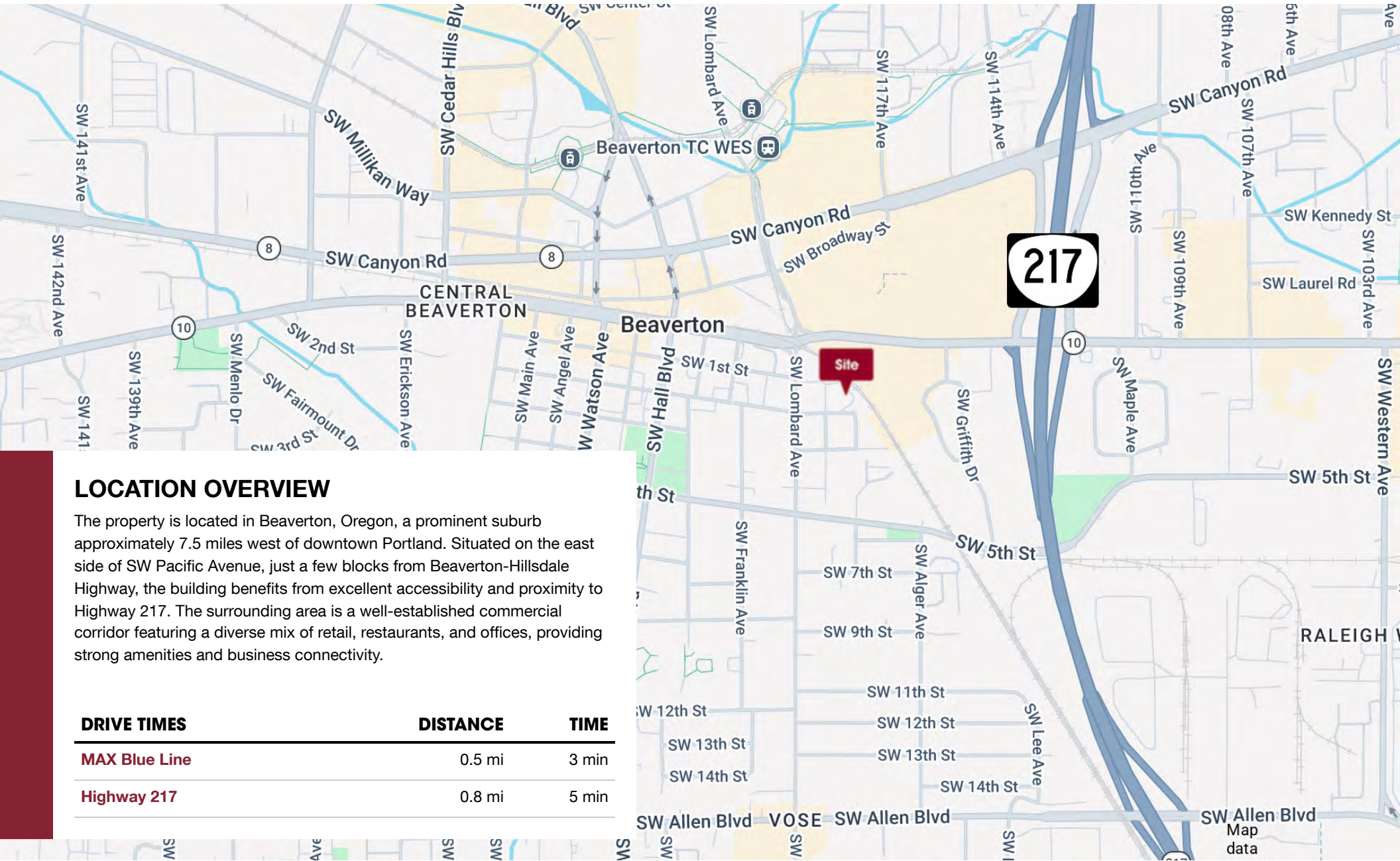


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## LOCATION OVERVIEW

The property is located in Beaverton, Oregon, a prominent suburb approximately 7.5 miles west of downtown Portland. Situated on the east side of SW Pacific Avenue, just a few blocks from Beaverton-Hillsdale Highway, the building benefits from excellent accessibility and proximity to Highway 217. The surrounding area is a well-established commercial corridor featuring a diverse mix of retail, restaurants, and offices, providing strong amenities and business connectivity.

DRIVE TIMES	DISTANCE	TIME
<b>MAX Blue Line</b>	0.5 mi	3 min
<b>Highway 217</b>	0.8 mi	5 min

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