

12225
ENTRANCE →

WILL CALL

FOR SALE / LEASE

HEDGES CREEK BUSINESS CENTER

12225 SW MYSLONY STREET, TUALATIN, OR 97062

RHYS KONRAD

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KEVIN VANDENBRINK

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PROPERTY DESCRIPTION

Rare owner/user opportunity in Tualatin. Available for sale or lease, with new exterior paint, the building offers flexibility for either distribution or manufacturing users. The warehouse includes plentiful dock loading, and its prior manufacturing use includes disbursed restrooms, compressed airlines, and electrical distributed throughout the warehouse.

PROPERTY HIGHLIGHTS

- New exterior paint and roof
- 26' clear height
- 22 dock doors
- Power: 800 amps, 480/277V 3-Phase
- Stacked office: 3,000 SF per floor
- Shower in office
- Conditioned showroom on lower floor
- Zoned MG

OFFERING SUMMARY

Sale Price:	\$13,250,000
Lease Rate (Shell):	\$0.85 SF/month (NNN)
Lease Rate (Office):	\$0.95 SF/month (NNN)
Available SF:	73,520 SF

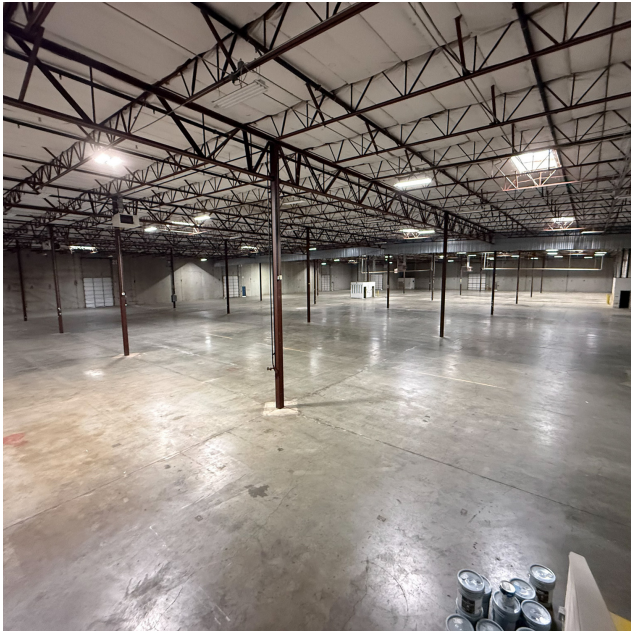


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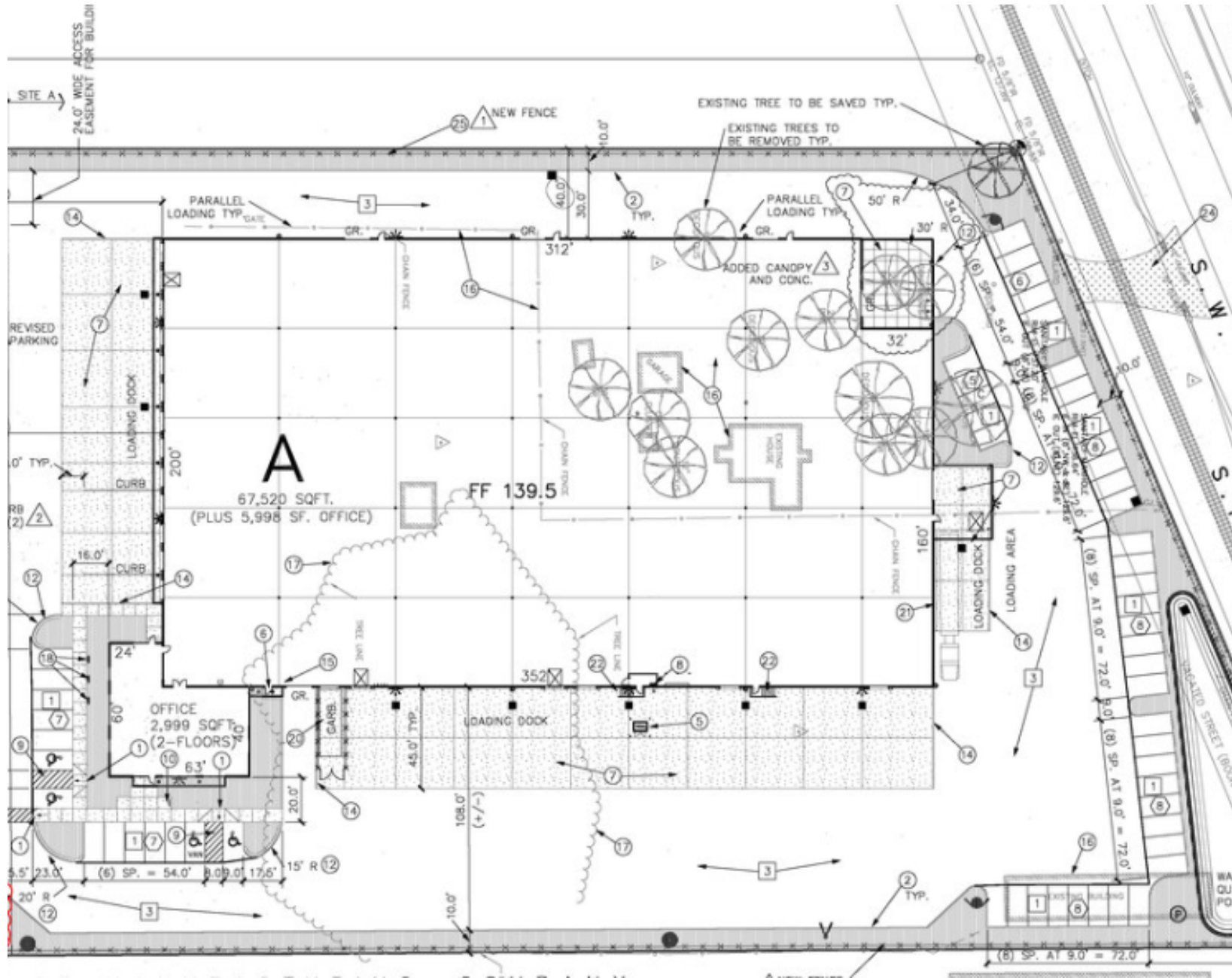


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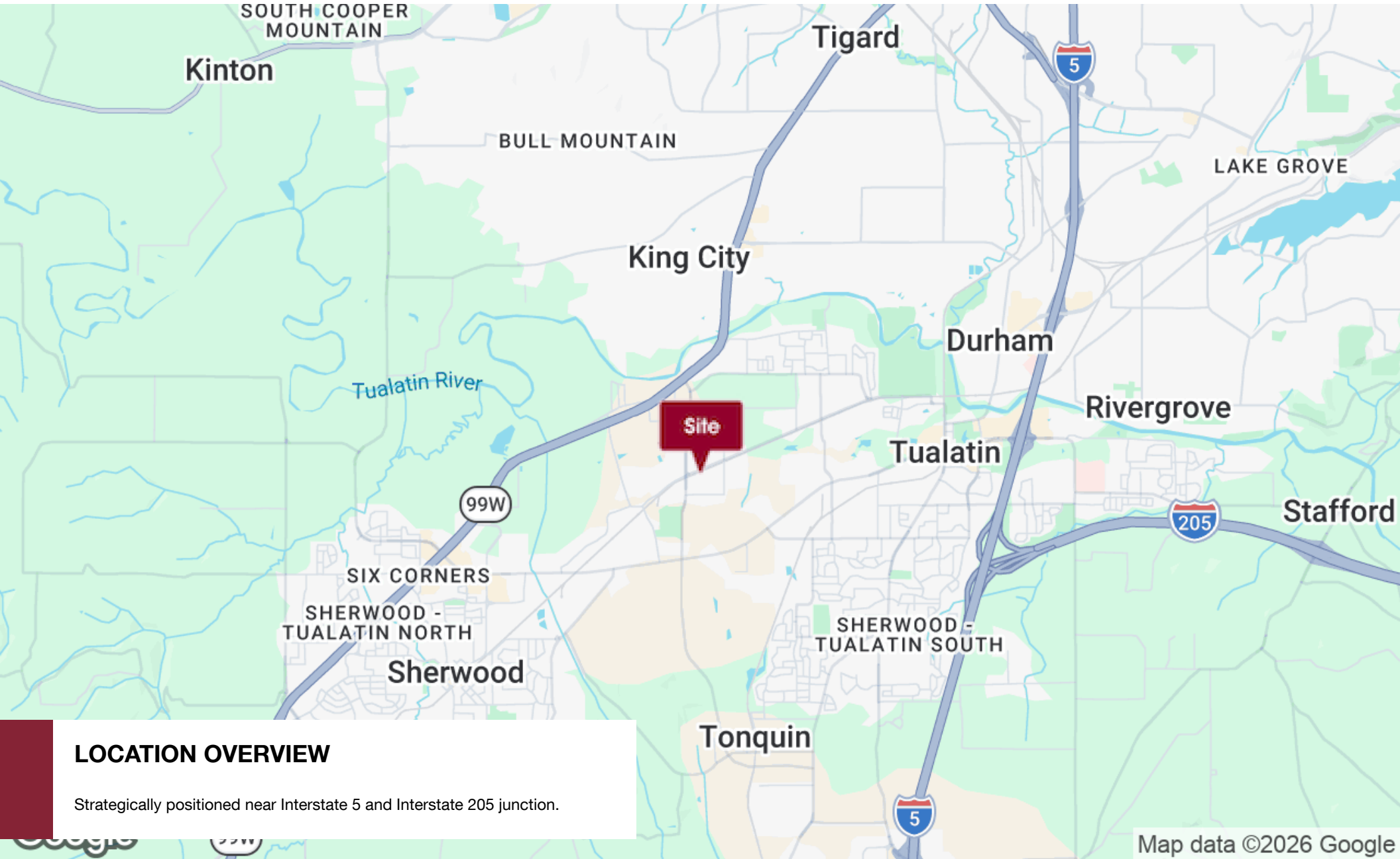


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LOCATION OVERVIEW

Strategically positioned near Interstate 5 and Interstate 205 junction.

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