

FOR LEASE

Owned and Operated by



Nelson Business Center

6713 SW Bonita Road, Suite 210, Tigard, OR

±20,000 SF



**LEASING INFO
& CONTACT**

Steven Klein
Peter Stalick

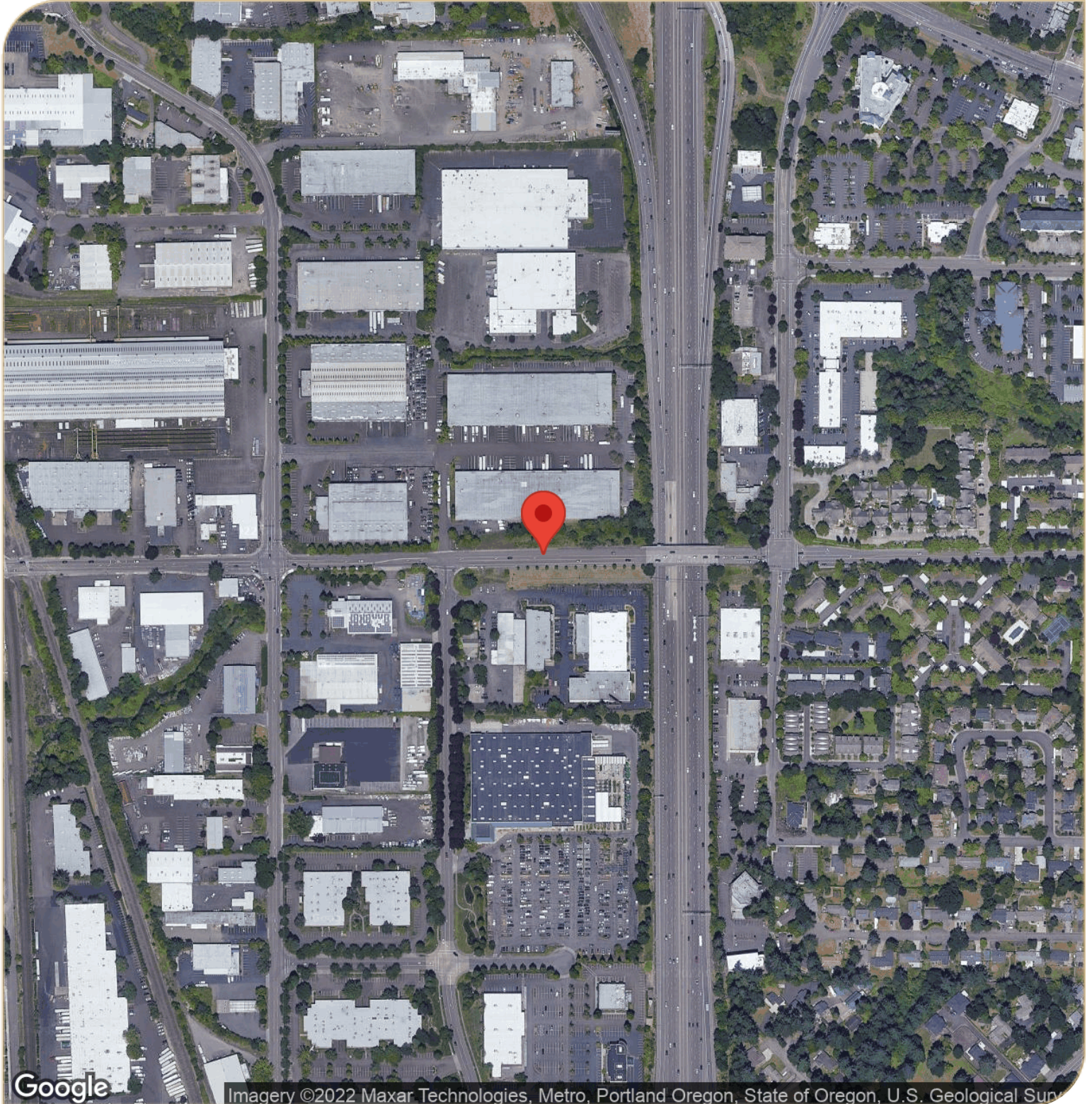
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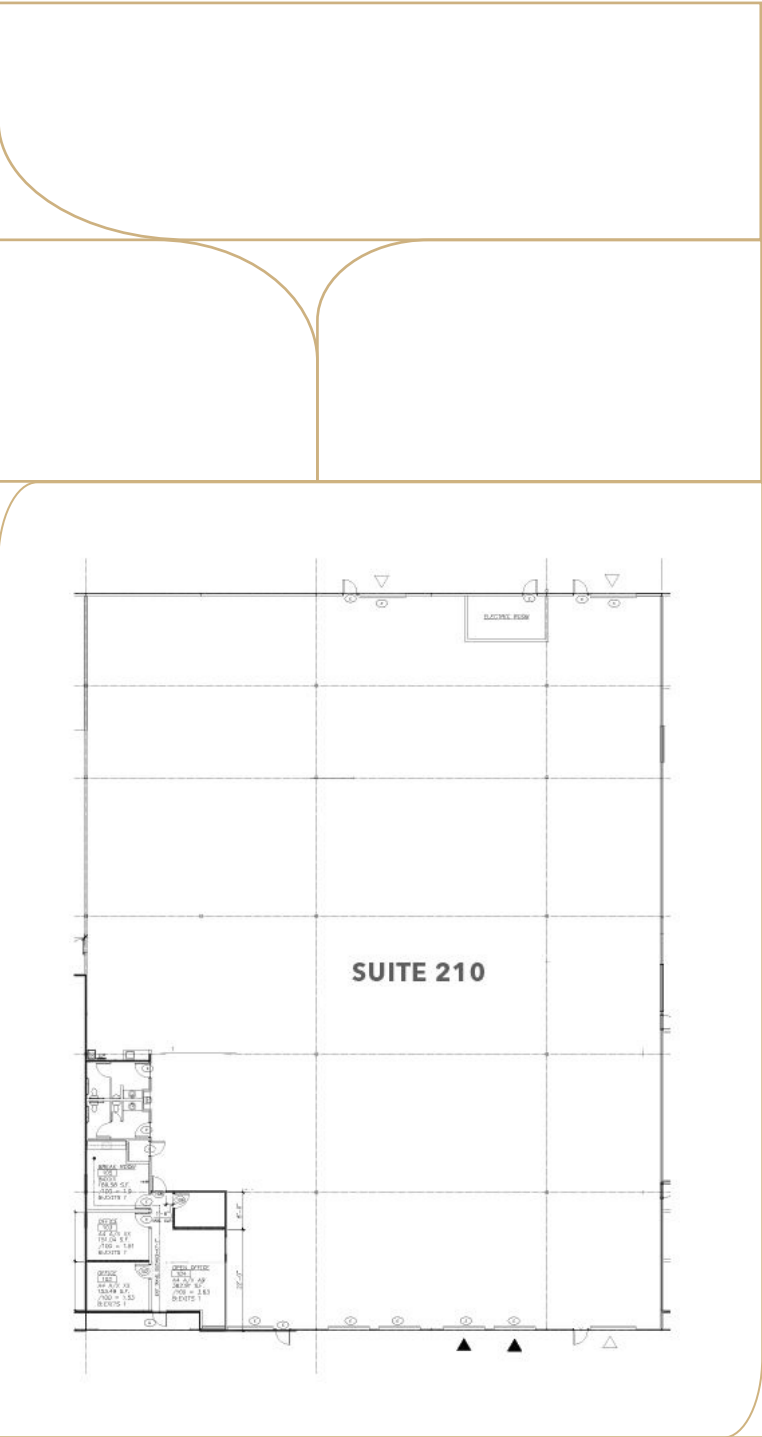
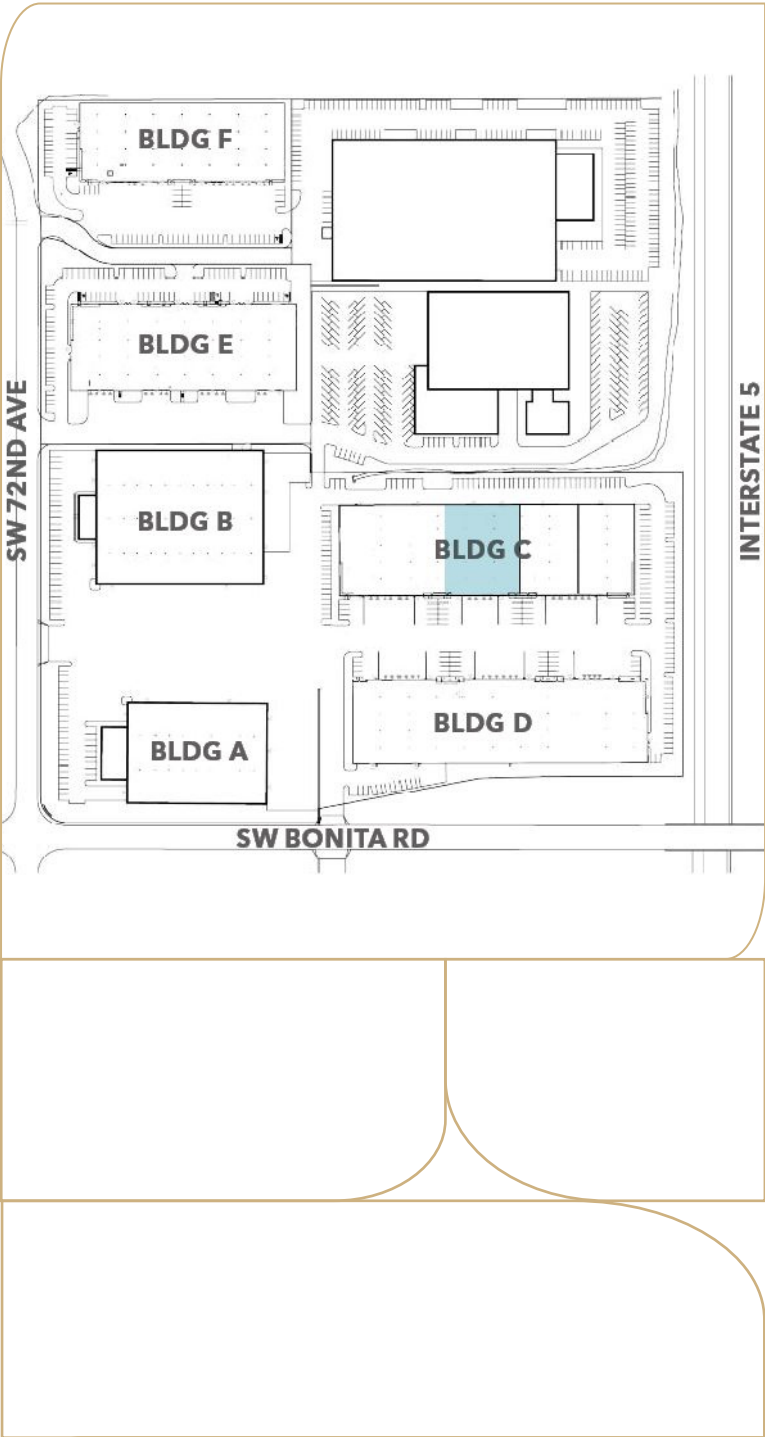


This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

OVERVIEW

Nelson Business Center is a 402,410 SF modern industrial/distribution park. The park is extremely well located on SW 72nd Ave near the convergence of I-5 and Highway 217 in Tigard. Access to freeways is easy and immediate with three freeway interchanges within minutes. Several support services are nearby including numerous restaurants, banks, and retail services as well as a full service hotel. High profile location at major intersection of Bonita Road and SW 72nd Avenue in Washington County near the I-5/217 interchange. Park has I-5 freeway exposure as well as exposure to 72nd Avenue and SW Bonita Road.





BUILDING 4 FEATURES

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|--------------|--|
| Shell Size | 20,000 SF |
| Office Size | 1,201 SF |
| Clear Height | 22' |
| Doors | 4 dock high doors & 3 grade level doors |

| | |
|-----------------|--------------------------|
| Grade Locations | in front & near facility |
| Location | near 217/I-5 interchange |
| Lease Rate | call for quote |