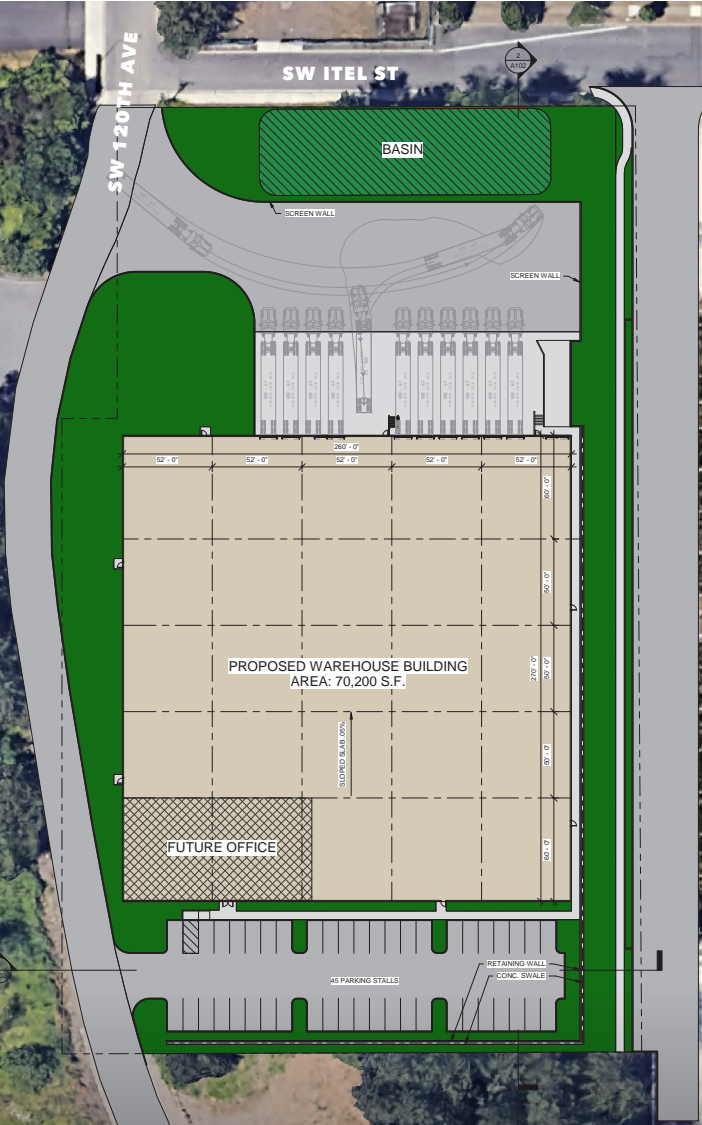


FOR SALE OR LEASE

MAJESTIC TUALATIN BUSINESS CENTER - PHASE II

21100 SW 120TH AVE | TUALATIN, OREGON



FREESTANDING site and building with corporate office appeal

ONLY 2.7 miles from I-5 freeway entrance

±70,200 SF concrete facility on 4.04 acres

OFFICE: Build to suit

PARKING: 45 stalls

WAREHOUSE LIGHTING: Designed to suit tenant's needs

32' minimum clear height

ESFR SPRINKLER SYSTEM allows for high density storage

ELECTRICAL:

800 Amps

277/480 V

3 phase (expandable)

11 dock-high loading doors

1 drive in loading door

TRUCK COURT - 135'

POTENTIAL secured yard area

SKYLIGHTS @ 2% of roof area

SCHEDULED COMPLETION: TBD

LEASE RATES: Call for Quote



FOR SALE OR LEASE

MAJESTIC TUALATIN BUSINESS CENTER - PHASE II

21100 SW 120TH AVE | TUALATIN, OREGON



MSI

TUALATIN

Milgard

LABOY

KOCH CORPORATE CENTER

PORTLAND GENERAL ELECTRIC - INTEGRATED OPERATIONS CENTER

MAJESTIC TUALATIN BUSINESS CENTER - PHASE II

MAJESTIC TUALATIN BUSINESS CENTER - PHASE I

stanton

Lam RESEARCH

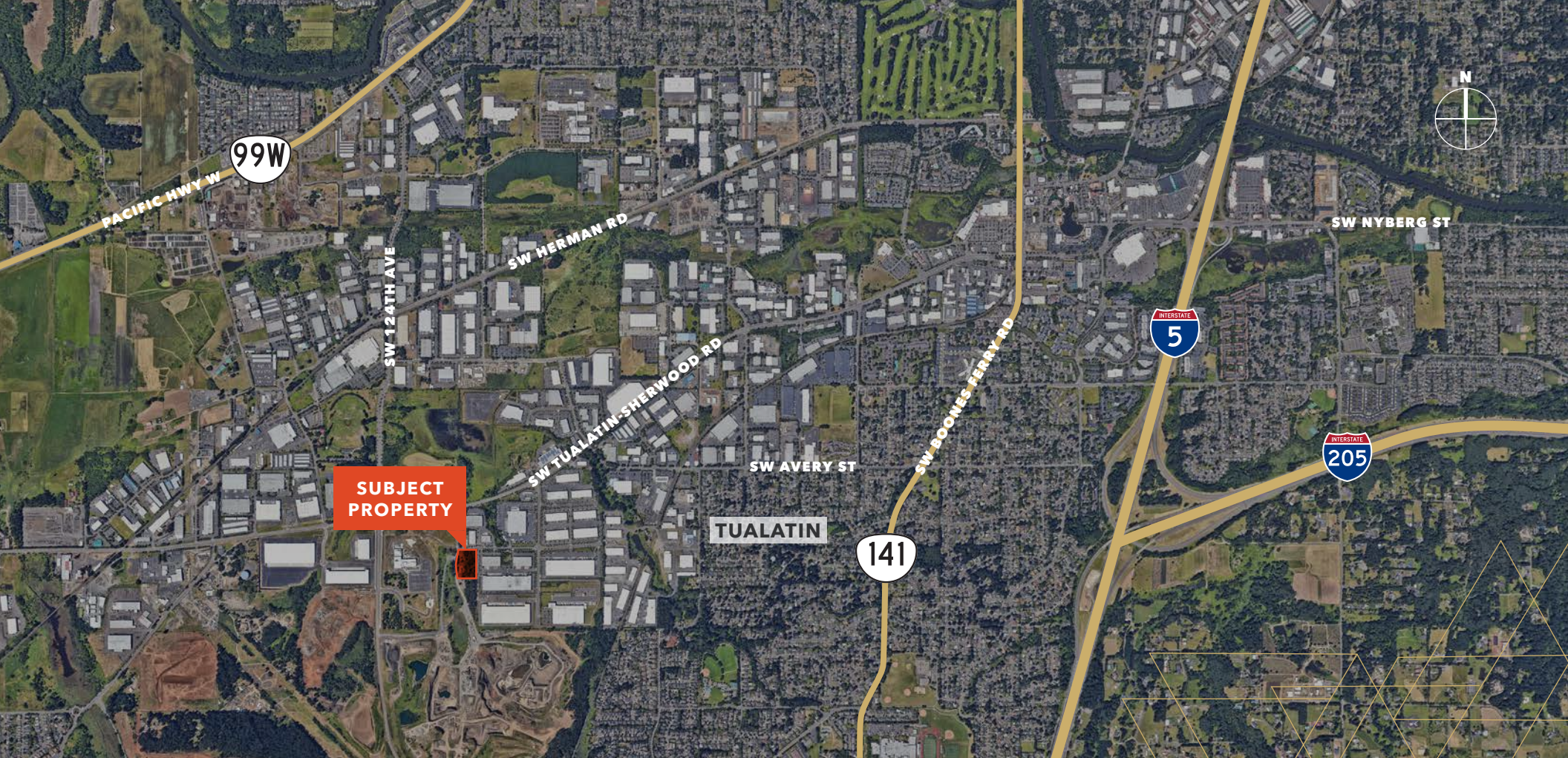
amazon

MCLANE

MAJESTIC REALTY

Kidder Mathews





For sale and leasing information contact

STEVEN KLEIN

503.221.2260

steven.klein@kidder.com

PETER STALICK

503.221.2272

peter.stalick@kidder.com

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