



FOR SALE

10100 SOUTHWEST HERMAN ROAD

TUALATIN, OR 97062

HAYLEY MUELLER

503.341.9034

hmueller@macadamforbes.com

TYLER DEAN

503.972.7278

tyler@macadamforbes.com

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

Excellent owner-user opportunity in the heart of Tualatin. The property is located in an Opportunity Zone with excellent access to I5 and Highway 99. Building is a concrete tilt, two-tenant industrial condominium.

PROPERTY HIGHLIGHTS

- Located in Opportunity Zone
- Crane served - 2 ton bridge crane
- Ideal for Distribution Users
- Clear Height: 20'
- Industrial Condominium
- Great access to I5 and Highway 99
- 1 Dock and 2 Grade Level Doors

OFFERING SUMMARY

Sale Price:	Call Broker
Building Size:	12,375 SF
Lot Size:	0.69 Acres
Office Size:	900 SF
Zoning:	MG - Industrial
Parking:	19 Lined Spaces
Year Built:	2006

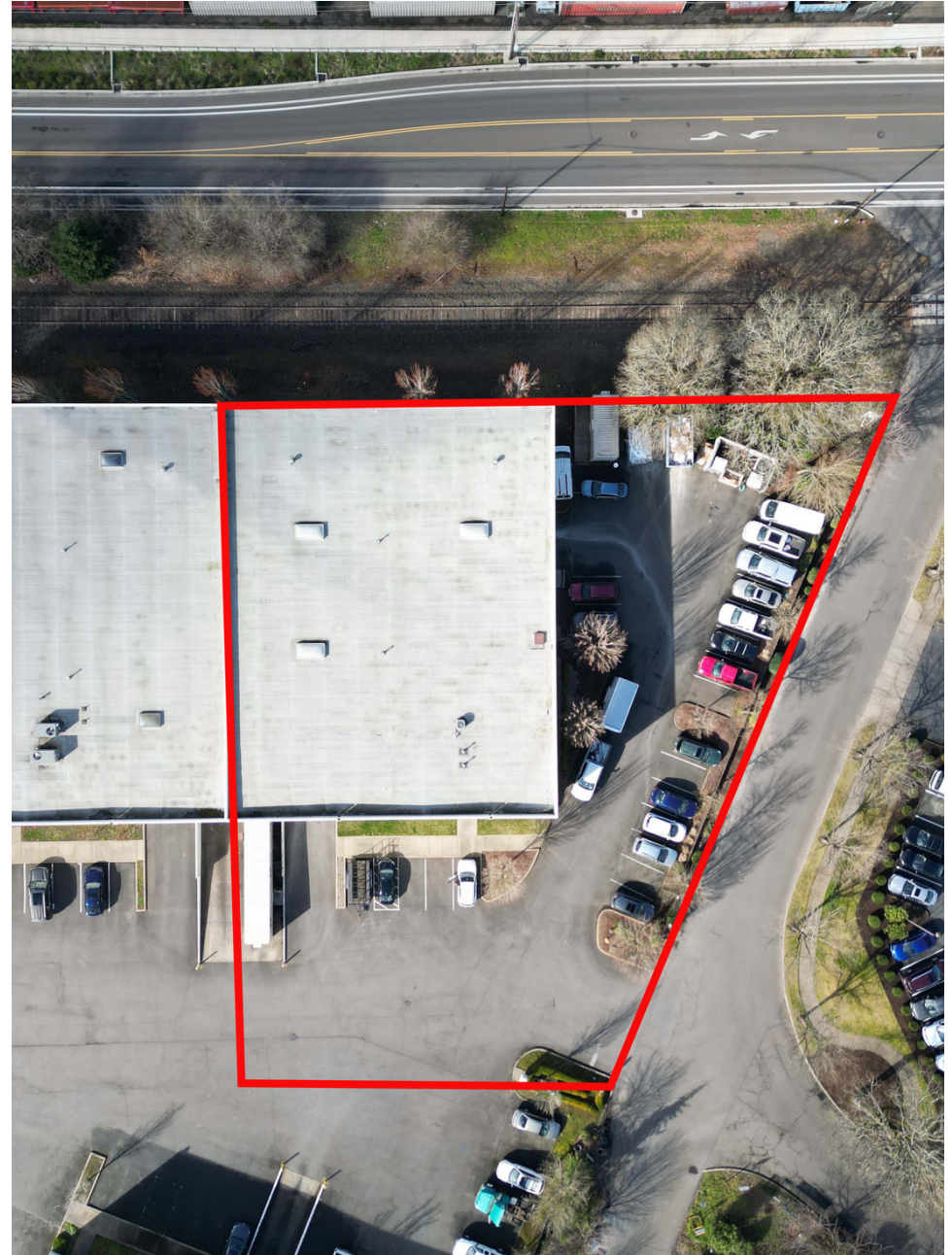


HAYLEY MUELLER

503.341.9034 | hmueller@macadamforbes.com

TYLER DEAN

503.972.7278 | tyler@macadamforbes.com

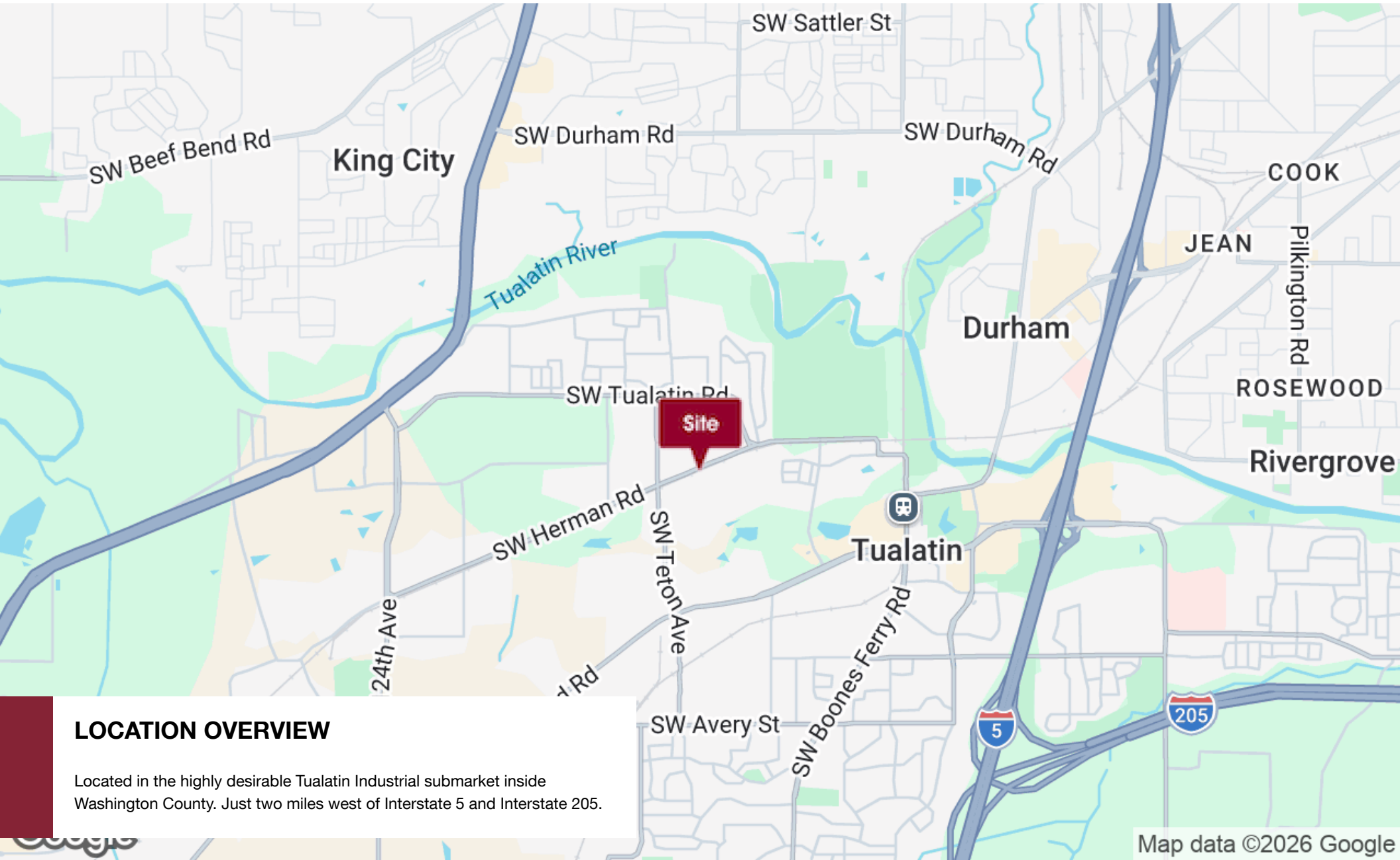


HAYLEY MUELLER

503.341.9034 | hmueller@macadamforbes.com

TYLER DEAN

503.972.7278 | tyler@macadamforbes.com



LOCATION OVERVIEW

Located in the highly desirable Tualatin Industrial submarket inside Washington County. Just two miles west of Interstate 5 and Interstate 205.

HAYLEY MUELLER

503.341.9034 | hmueller@macadamforbes.com

TYLER DEAN

503.972.7278 | tyler@macadamforbes.com