

# Free-Standing Industrial Building with Fenced Yard

19435 SW 129TH AVE, TUALATIN, OR 97062

Brett Bayne  
503.972.7280  
bayne@macadamforbes.com  
Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | [WWW.MACADAMFORBES.COM](http://WWW.MACADAMFORBES.COM) | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR SALE





# FOR SALE

19435 SW 129th Ave, Tualatin, OR 97062

## PROPERTY HIGHLIGHTS

- Currently occupied by Fire Sprinkler Contractor. Office space well suited for contractor use.
- Excellent curb appeal and well-maintained by owner-occupant
- Loading: Dock & 25' wide Grade door
- Clear height: 16'-18'
- Excellent and well distributed power: 120/208v/400 amps 3-Phase & 120/208v Single-Phase
- Office space has been updated throughout
- 4 restrooms, 2 kitchen areas, and 1 conference room
- Broker is related to the seller

## OFFERING SUMMARY

Sale Price:	\$2,100,000
Building Size:	6,491 SF
Warehouse:	3,425 SF
First Floor Office:	1,193 SF
Second Floor Office:	1,166 SF
Shop Office:	707 SF
Property Size:	0.72 Acres
Zoning:	MG
Year Built:	1988
Real Estate Taxes:	\$11,994.22



**Brett Bayne**

503.972.7280

bayne@macadamforbes.com

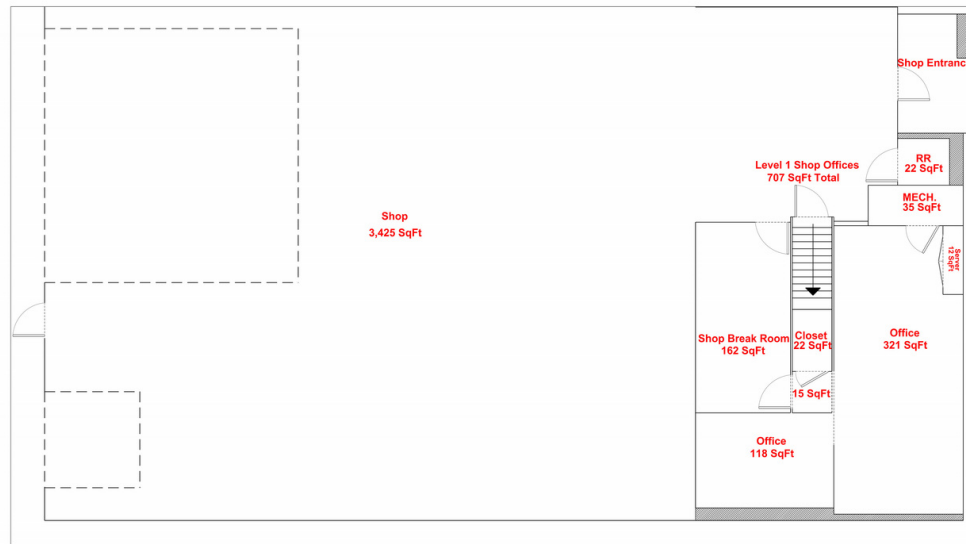
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500

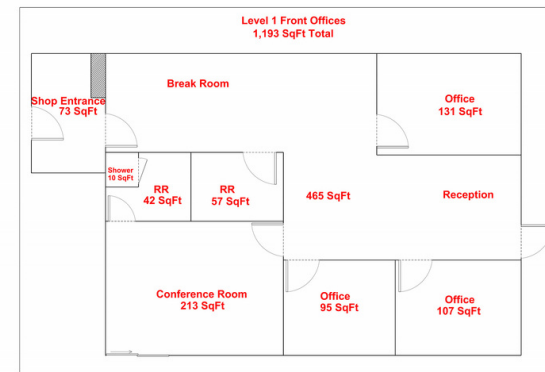
# FOR SALE

19435 SW 129th Ave, Tualatin, OR 97062



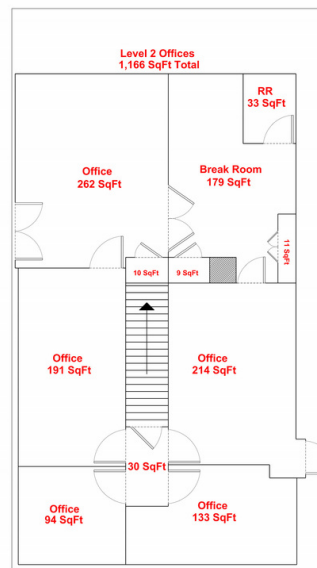
Shop and Level 1 Shop Offices

Scale: 1/4" = 1'-0"



Front Offices

Scale: 1/4" = 1'-0"



Level 2 Offices

Scale: 1/4" = 1'-0"



**Brett Bayne**

503.972.7280

bayne@macadamforbes.com

Licensed in OR



# FOR SALE

19435 SW 129th Ave, Tualatin, OR 97062



**Brett Bayne**  
503.972.7280  
bayne@macadamforbes.com  
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500



# FOR SALE

19435 SW 129th Ave, Tualatin, OR 97062



## LOCATION OVERVIEW

The property is situated on a quiet, dead-end street off SW 129th and SW Herman Road in the highly desirable Tualatin Industrial District. There are multiple access routes to I-5 and Highway 99.

LOCATION	DISTANCE	TEXT
Highway 99	1.2 mi	4 min
Interstate 5	3.8 mi	13 min
Interstate 205	4.7 mi	15 min



**Brett Bayne**  
503.972.7280  
bayne@macadamforbes.com  
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500