



FOR LEASE



6750 - 6770 SW 111TH AVE BEAVERTON, OR

Unique Climate-Controlled Warehouse

± 23,418 SF Shell with 3,285 SF Office

Building Features:

- 15,217 SF of Insulated, Temp-Controlled Space
- Ideal for Food Processing, Temp Critical Storage, and Distribution
- Floor Drains with Wastewater Holding
- Gycol Chilling System with Additional Capacity
- Food Grade Improvements

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PROPERTY SUMMARY

**FOR
LEASE**



PROPERTY DETAILS

Address	6750 - 6770 SW 111th Ave, Beaverton, OR 97008
Total SF	23,418 SF Shell
Conditioned Space	15,217 SF
Office	<ul style="list-style-type: none">• 3,285 SF• 2,238 SF 2nd Floor Office• 1,010 SF Additional Mezzanine Storage
Dock Loading	Six (6) doors
Grade Loading	Two (2) Doors
Clear Height	18.5' - 20' Clear
Power	1600a, 277-480v, 3p (Estimated)
Floor Drains	Yes
Availability	Now
Lease Rates	<p>\$19,900/mo, Blended NNN (\$0.85/SF)</p> <ul style="list-style-type: none">• NNN's approx: \$0.24/SF• No Office or Climate Control Surcharge

Location Features

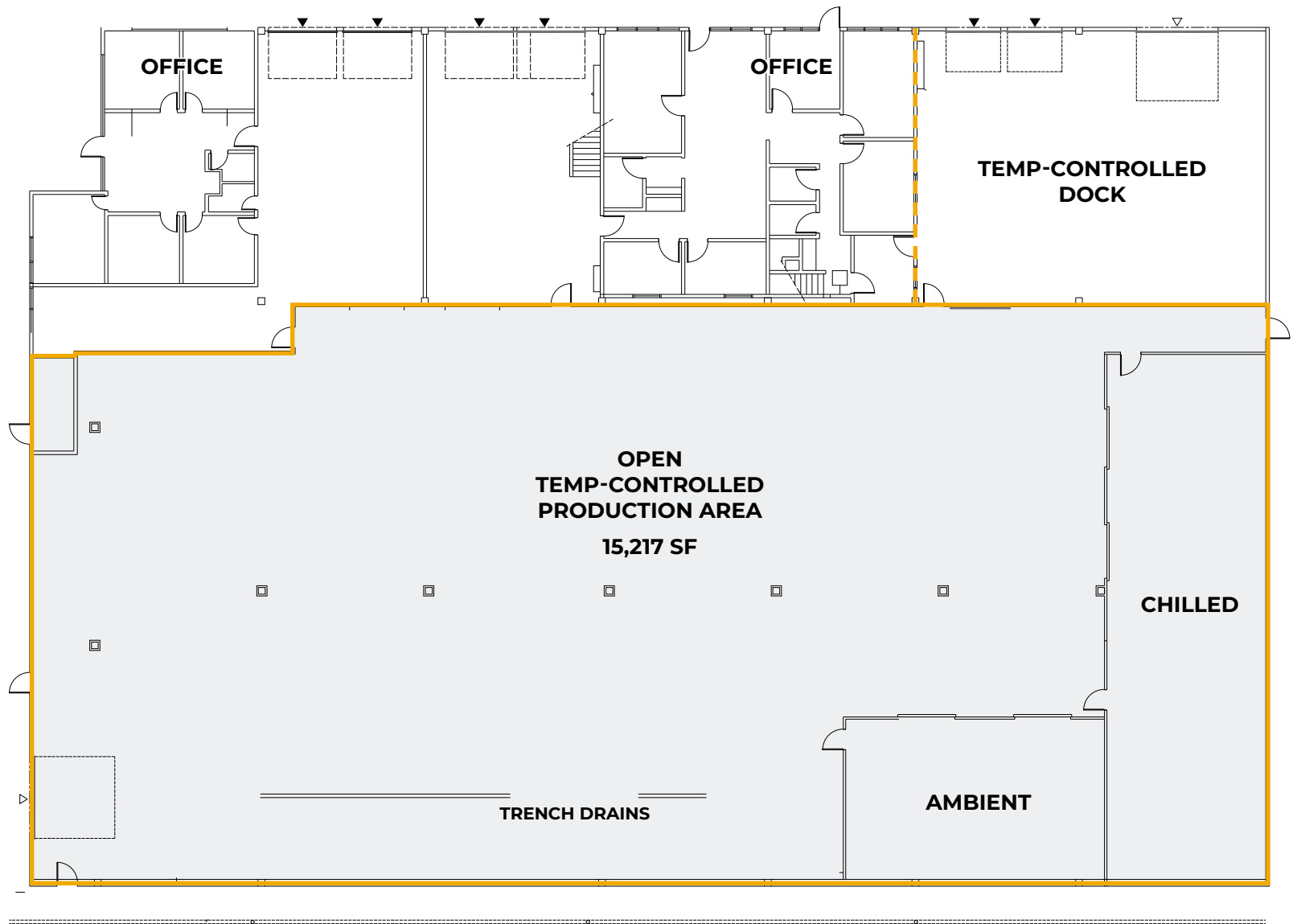
- Near Hwy 217 at Denney Rd
- Easy Access to Hwy-217 and Hwy-26

Nearby Highlights

- Beaverton Industrial Center
- Beaverton Town Square
- Black Rock Coffee Bar
- Chrysler Parts
- Griffith Roofing
- Oregon Heating & Air Conditioning
- Platt Electric Supply
- Pull-It Corporation
- Red Tail Golf Center
- SavA Tree
- Trader Joes
- Washington Square
- Wilsonville Concrete



FLOOR PLAN



- ▲ DOCK DOOR
- △ GRADE DOOR

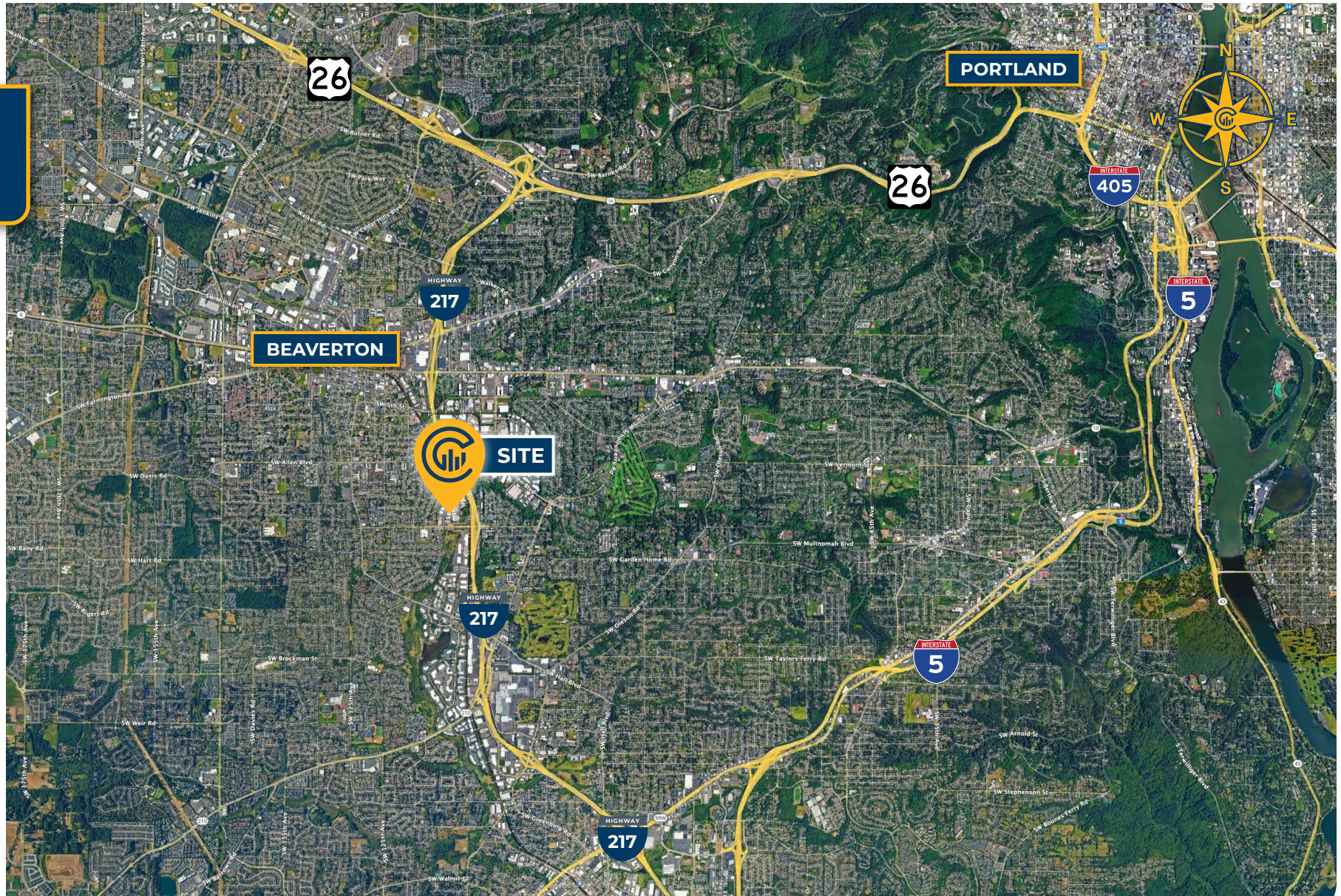


INTERIOR PHOTOS





LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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