

FOR SUBLEASE | ±11,894 SF Flex Warehouse

19940-19950 SW 112th Avenue, Tualatin, OR 97062



BRAD CARNESE

Managing Director

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PROPERTY DETAILS

19940-19950 SW 112th Ave, Tualatin, OR 97062

Sub-Market: SW PDX Metro / Tualatin

Business Park: Franklin Business Park II

Space: 11,894 RSF
(Building 3: Suite 19940-19950)

Base Rent: \$0.75 / SF (shell)
\$0.23 NNN / SF

Lease Expiration: 9/30/2026

Availability: Within 30 Days Notice

Built: 2016

Clear Height: 18'

Sprinklers: Yes (ESFR)

Dock Doors: Two (2) - 1 Front / 1 Side

Drive-In Doors: Two (2) - 1 Front / 1 Side

Parking: On-Site - Shared Lot

Zoning: MG (General Manufacturing)

HIGHLIGHTS

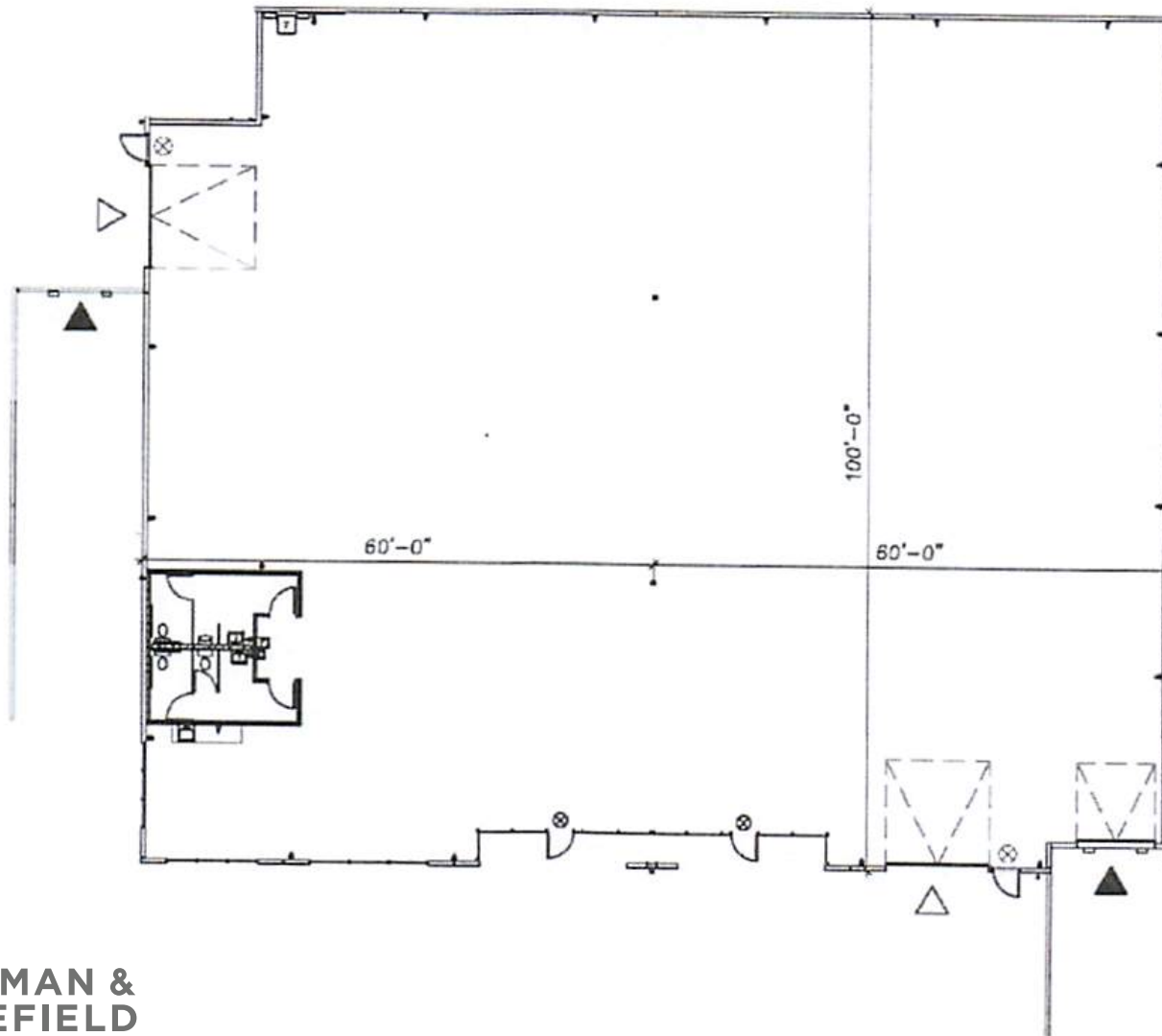
- End-Cap Placement in Franklin Business Park II
- Spacious flex warehouse floor plan with buildout kitchenette and two restrooms
- Located along SW Popular Tualatin-Sherwood Road
- Easy Access to Site and Loading Docks
- Private On-Site Parking Lot for the Business Center
- Located Near Several Bus Stops & Just 1.5 Miles to the Tualatin WES Commuter Rail Train Station
- Nearby Retail & Services: Chevron, 76, Napa, Sunbelt Rentals, Enterprise, U-Haul, FedEx, The Home Depot, Walmart, Target, Fred Meyer, New Seasons, Cabela's, Staples, TJ Maxx, Les Schwab, Starbucks, McDonald's

LOCAL DEMOGRAPHICS

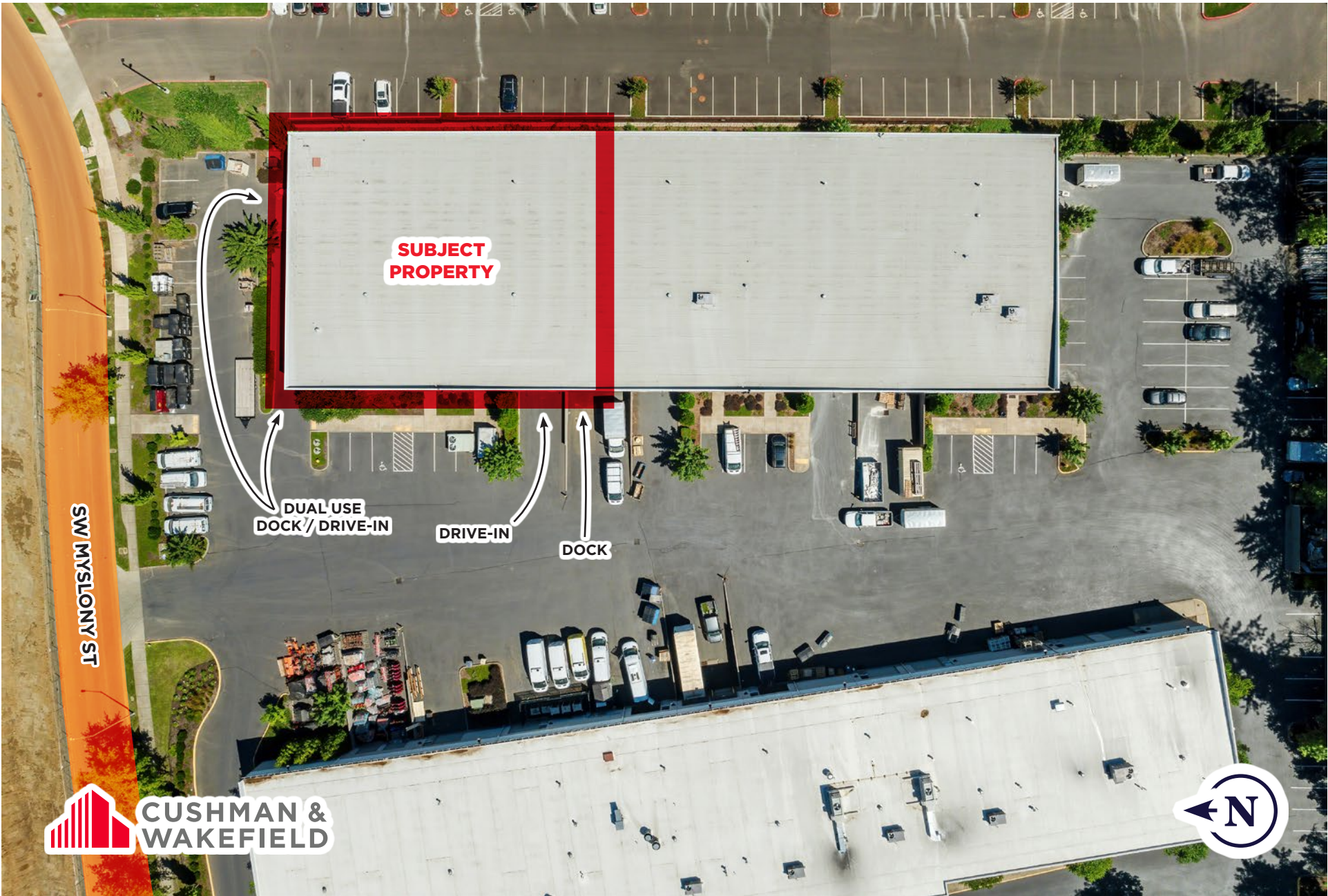
ATTRIBUTE	1 Mile	2 Mile	3 Mile
Population: 2023	2,460	31,256	72,702
Median Age	40.5	40.5	41
Daytime Employees	8,281	18,400	43,542
Businesses	519	1,816	4,710
Median Home Value	\$476,395	\$447,887	\$461,585
Average Household Income	\$125,493	\$112,965	\$115,477

** Demographics derived from CoStar for 19850-19990 SW 112th Ave Bldg 3, Tualatin OR 97062*

Franklin Business Park II - Building 3



PROPERTY SITE MAP | 19940-19950 SW 112th Avenue, Tualatin, OR 97062



SW MYSLONY ST

**SUBJECT
PROPERTY**

**DUAL USE
DOCK/DRIVE-IN**

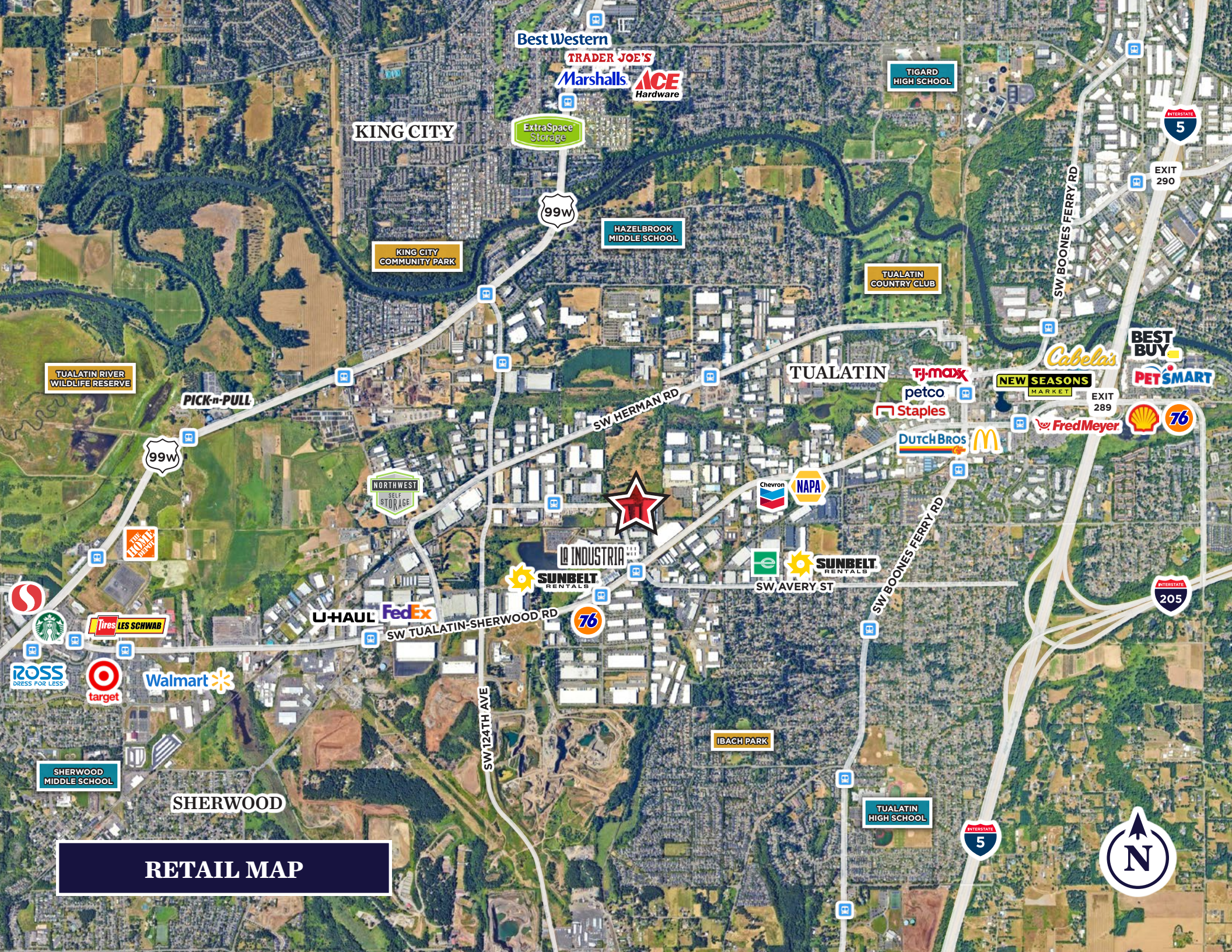
DRIVE-IN

DOCK

**CUSHMAN &
WAKEFIELD**







Best Western

TRADER JOE'S
Marshalls ACE Hardware

TIGARD HIGH SCHOOL

KING CITY

ExtraSpace Storage

99W

HAZELBROOK MIDDLE SCHOOL

KING CITY COMMUNITY PARK

TUALATIN COUNTRY CLUB

TUALATIN RIVER WILDLIFE RESERVE

PICK-n-PULL

99W

SW HERMAN RD

TUALATIN

TJ-maxx

NEW SEASONS MARKET

BEST BUY
PETSMART

petco

Staples

Fred Meyer

Shell 76

DUTCH BROS

McDonald's

NORTHWEST SELF STORAGE



Chevron NAPA

LA INDUSTRIA

SUNBELT RENTALS

SUNBELT RENTALS

SW AVERY ST

U-HAUL FedEx

SW TUALATIN-SHERWOOD RD

76

INTERSTATE 205

Starbucks

Tires LES SCHWAB

ROSS DRESS FOR LESS

target

Walmart

SW 124TH AVE

IBACH PARK

TUALATIN HIGH SCHOOL

SHERWOOD

SHERWOOD MIDDLE SCHOOL

INTERSTATE 5



RETAIL MAP



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