

ALL REASONABLE
OFFERS CONSIDERED

FOR SALE | PRICE REDUCED
~~\$2,499,000~~ **\$2,399,000**



18254-18256 SW 100TH CT

TUALATIN, OR 97062

For more information or a property tour, please contact:

SCOTT FINNEY, SIOR
503.225.8431
ScottF@norris-stevens.com

NICK CHESSAR
503.225.8469
NickC@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

09/26/2025

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204
503.223.3171 • NORRIS-STEVENS.COM

18254-18256 SW 100TH CT

Tualatin, OR 97062

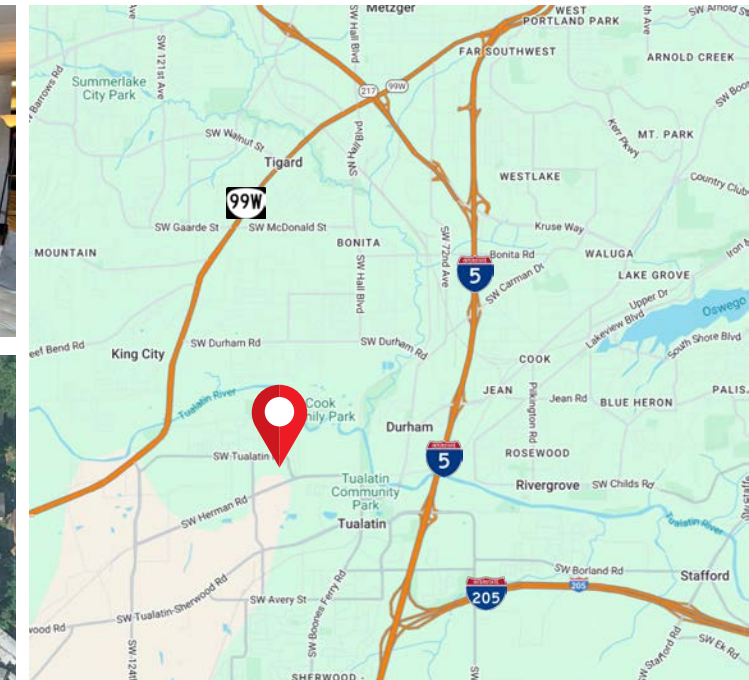
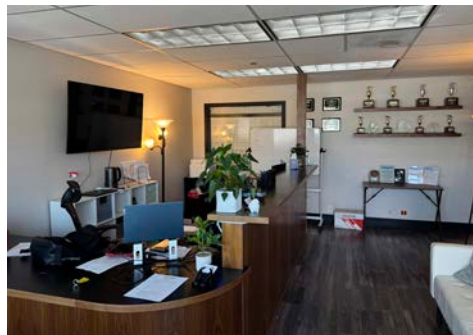
INDUSTRIAL SPACE FOR SALE

DETAILS

- Sale price: ~~\$2,499,000~~ **\$2,399,000**
- Size: \pm 11,002 SF
- Office space: \pm 3,828 SF
See page 4 for breakdown
- Year built: 1986
- Zoning: ML, Light Manufacturing, City of Tualatin
- 2024-2025 taxes: \$10,972.90
- Approx. monthly HOA fees: \$1,147.50

FEATURES

- Grade and dock level doors
- Both LED and metal halide lighting
- 18' clear height
- 440 volt, 200 amp, 3 phase power
- Hard decked mezzanine with forklift accessibility
- Wet sprinkler system
- Less than 10 minutes from I-5, I205, and Pacific Hwy (99W)



For more information or a property tour, please contact:

SCOTT FINNEY, SIOR
503.225.8431
ScottF@norris-stevens.com

NICK CHESSAR
503.225.8469
NickC@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

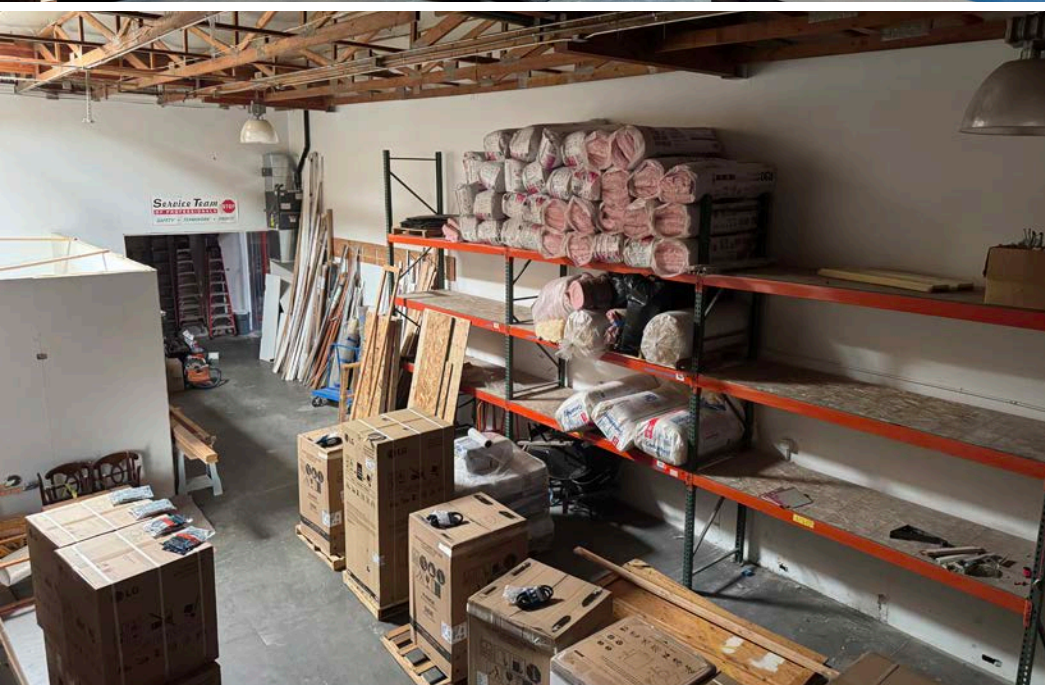
Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204
503.223.3171 • NORRIS-STEVENS.COM

PHOTOS



18254-18256 SW 100TH CT

Tualatin, OR 97062

For more information or a property tour, please contact:

SCOTT FINNEY, SIOR

503.225.8431

ScottF@norris-stevens.com

NICK CHESSAR

503.225.8469

NickC@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

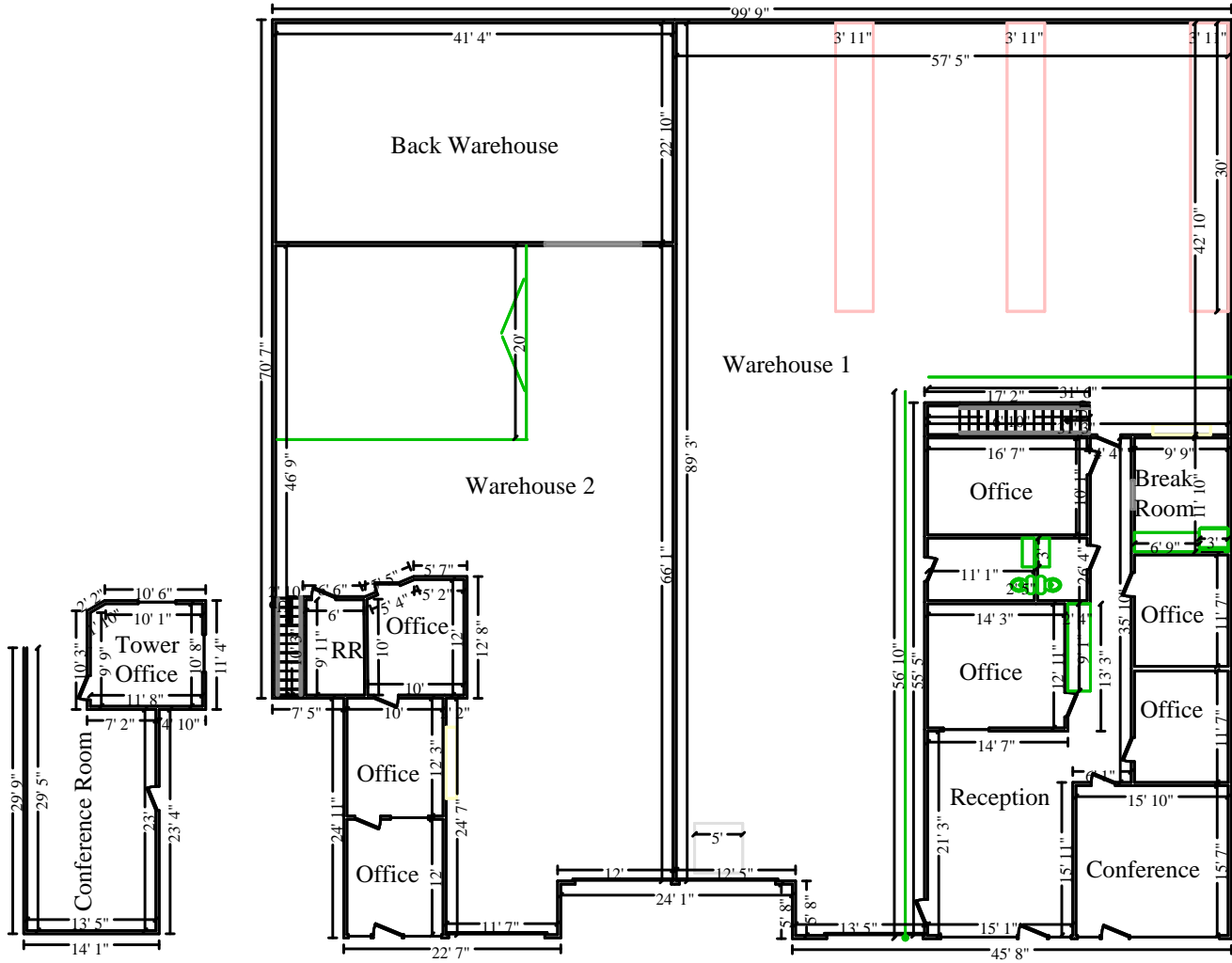
Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204

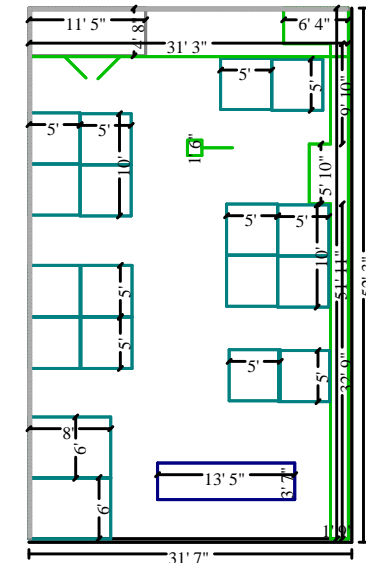
503.223.3171 • NORRIS-STEVENS.COM



Upstairs

OFFICE SPACE

- 18254**
 Main floor: ± 418 SF
 Second level: ± 422 SF
 Total: ± 840 SF
- 18256**
 Main floor: ± 1,569 SF
 Mezzanine: ± 1,419 SF
 Total: ± 2,988 SF



Upstairs

For more information or a property tour, please contact:

SCOTT FINNEY, SIOR
 503.225.8431
 ScottF@norris-stevens.com

NICK CHESAR
 503.225.8469
 NickC@norris-stevens.com

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204
 503.223.3171 • NORRIS-STEVENS.COM



Real Estate Purchase Scenario

18250-18260 SW 100th Ct

Purchase Price: \$2,499,000

Financing Offered By:



Pacific Western Bank is now Banc of California

Brad Benson: 503-784-0583



SBA LOAN STRUCTURE	90%	100%
Building Purchase	\$2,499,000	\$2,499,000
Building Improvements (opt)	\$50,000	\$50,000
Appraisal & Phase 1	\$5,500	\$5,500
3rd Party Costs-Escrow, Title, Legal, Etc	\$12,000	\$12,000
Total Project Costs	\$2,566,500	\$2,566,500
Borrower Down-Payment: * as little as	\$273,500	\$10,000
Loan Amount	\$2,293,000	\$2,556,500

LOAN TERMS & CONDITIONS		
Loan Term	25	Years Fully Amortized
Interest Rate:		6.82%
Monthly Loan Payment		\$16,481
Owner-Occupancy:	Minimum	51%

\$263,500

Cash ↑ Savings

7.0%

\$18,069

51%

OWNERSHIP BENEFIT ANALYSIS - Assuming 35% Tax Bracket		
Net Rental Income from Tenant (Est)	\$0	\$0
Tax Benefit - Depreciation	(\$1,592)	(\$1,592)
Average Monthly Principal Deduction (5 yrs)	(\$3,614)	(\$3,962)
Effective Monthly Ownership Costs	\$11,275	\$12,515
Effective Monthly Ownership Costs Per SF	\$1.02	\$1.14

*The information on this sheet is not a commitment to lend. These are estimates based on basic information provided. Rates and structure subject to change as parameters are defined. Please consult your tax advisor

Brad Benson

503-784-0583

bbenson@PACWEST.com

#1 SBA Real Estate Lender in Oregon & SW Washington

For more information or a property tour, please contact:

SCOTT FINNEY, SIOR

503.225.8431

ScottF@norris-stevens.com

NICK CHESSAR

503.225.8469

NickC@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204
503.223.3171 • NORRIS-STEVENS.COM