## Flex/Industrial Building in Tualatin Tech District 18280 SW 108TH AVENUE, TUALATIN, OR 97062

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# FOR SALE & LEASE MACADAM FORBES

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## FOR SALE & LEASE







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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.

#### **PROPERTY HIGHLIGHTS**

- 9,332 SF of office including 4,982 SF upstairs
- 1,600 AMP service 480/277 volt
- Site size is 3.07 acres including 1 acre of undeveloped land
- Existing building has a knock-out panel to add 20,000 SF
- Six docks
- Two grade-level doors
- ESFR sprinklers
- High-efficiency lighting
- 44 striped spaces
- Open floor plan with large executive offices

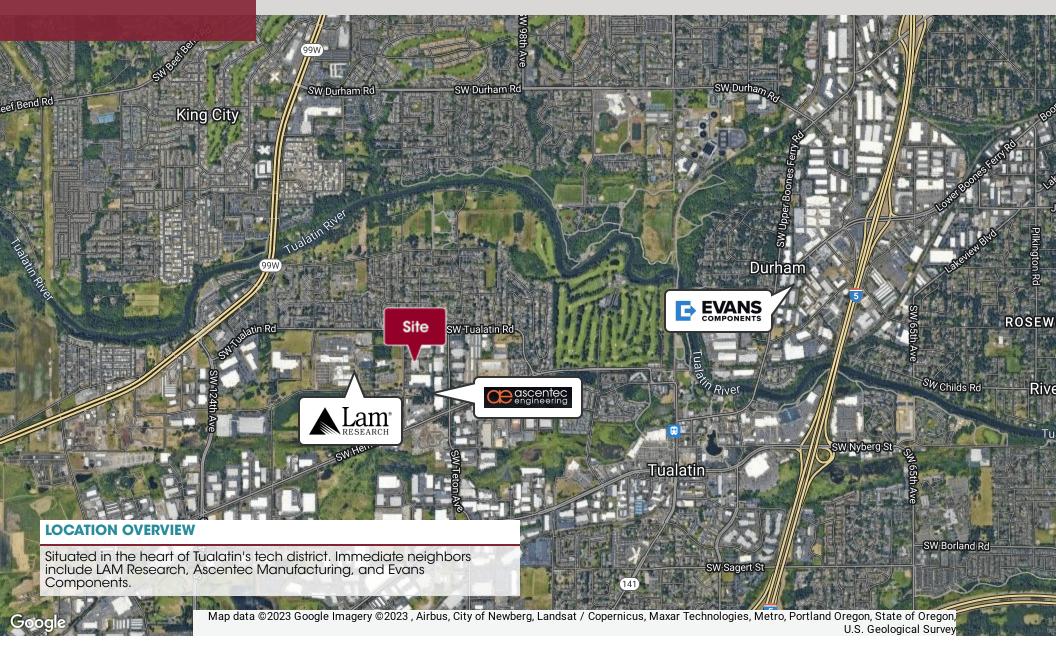
#### **OFFERING SUMMARY**

Sale Price:	\$12,000,000
Lease Rate:	\$45,000.00 per month (NNN)
Landscaping, Insurance, and Taxes:	\$8,700 Per Month
Available SF:	40,532 SF
Lot Size:	3.07 Acres
Building Size:	40,532 SF

LOCATION	DISTANCE	TIME
Downtown Portland	14.1 mi	23 min
Portland International Airport	24.1	34 min

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