

Flex/Industrial Building in Tualatin Tech District

18280 SW 108TH AVENUE, TUALATIN, OR 97062

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FOR SALE &
LEASE

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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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LOCATION OVERVIEW

Situated in the heart of Tualatin's tech district. Immediate neighbors include LAM Research, Ascentec Manufacturing, and Evans Components.

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