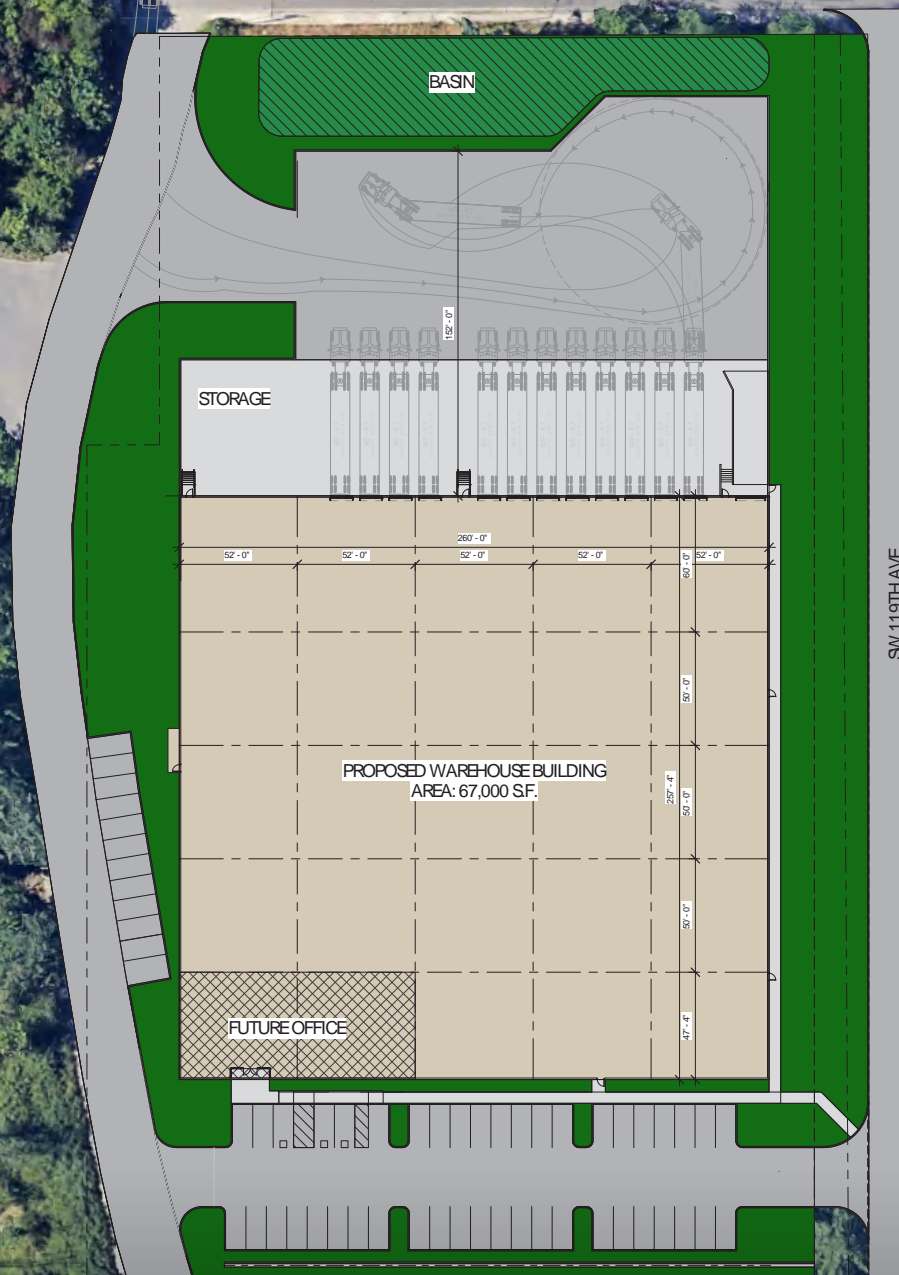


# MAJESTIC TUALATIN BUSINESS CENTER – PHASE II

*A 67,000 SF modern  
logistics facility on  
4.04 Acres located in  
the High Demand I-5  
Corridor Submarket*

21100 SW 120TH AVE  
TUALATIN, OR

KIDDER.COM



DEVELOPED BY



EXCLUSIVELY LEASED BY



*Rare 4.04 Acre shovel ready site in the heart of Tualatin*

67,000 SF modern industrial facility designed and ready for permitting

32' minimum clear height with ESFR sprinkler system allowing for high density pallet racking

12 dock loading doors and 1 grade door

Multiple signalized access points to Tualatin Sherwood Road providing great ingress/egress to the property

56 parking stalls

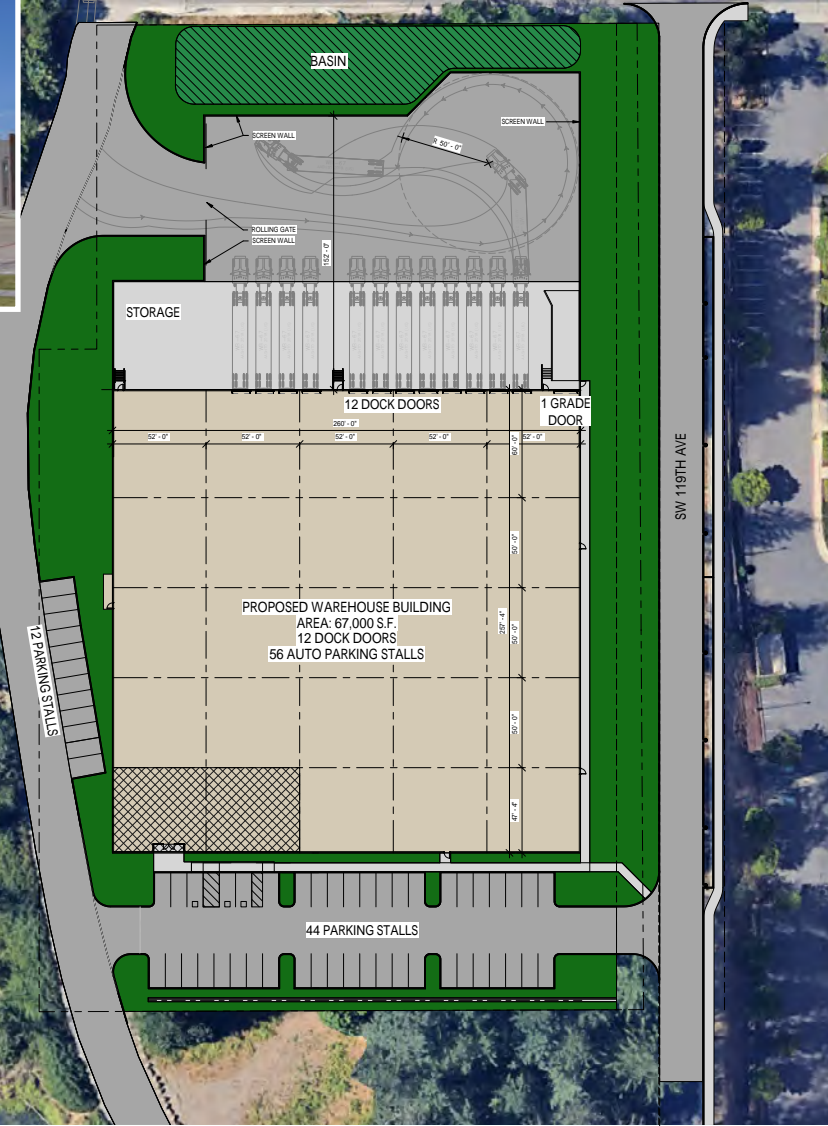
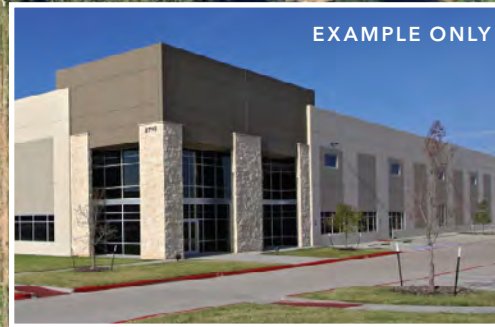
Heavy 277/480v electrical service can be accommodated

Rear loaded building design with office and employee parking in front and loading doors in back

Truck court could be perimeter secured

Clear height, office space, electrical and other features could be customized to meet specific requirements

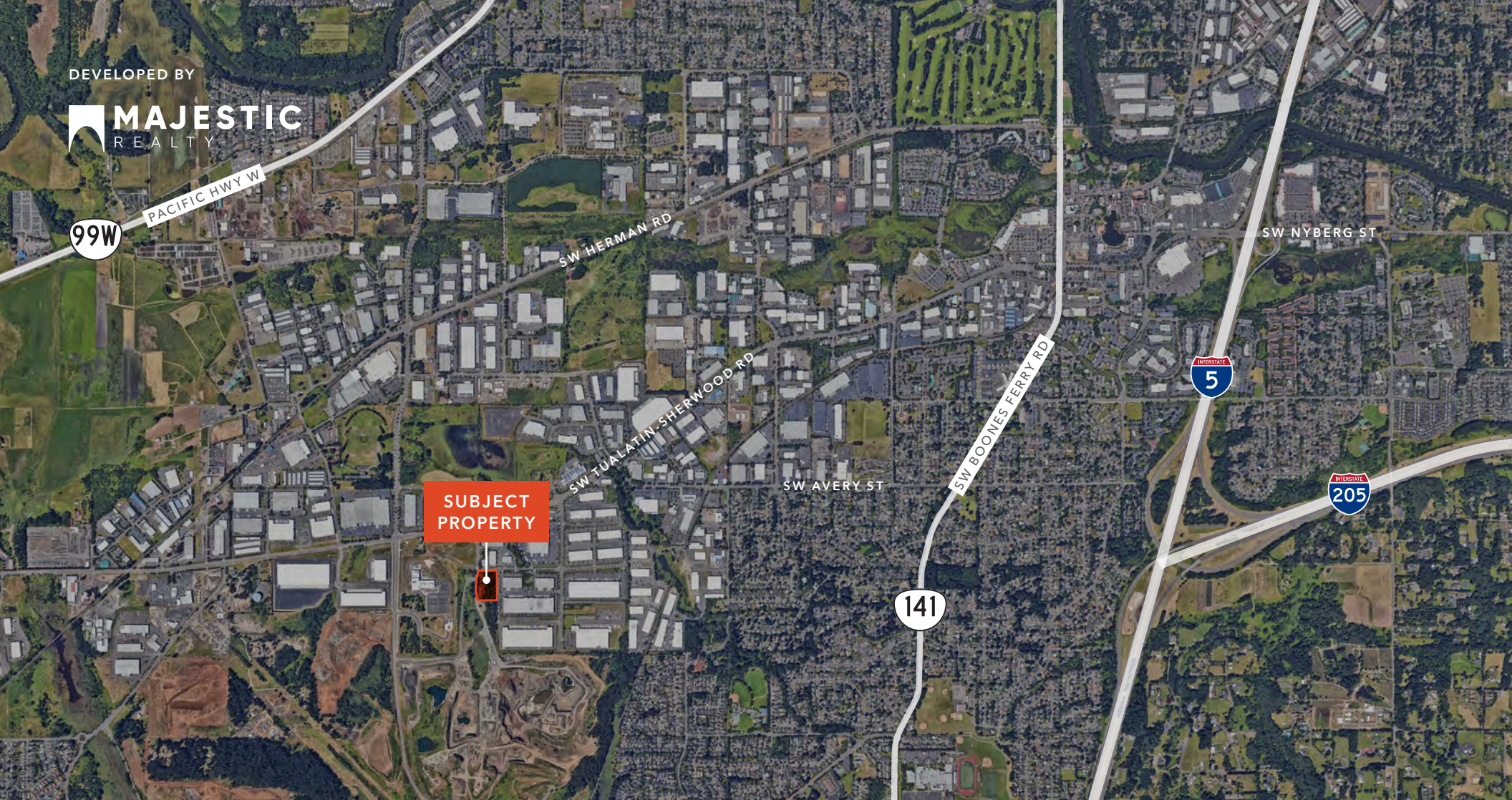
Available for Sale or Lease



MAJESTIC TUALATIN BUSINESS CENTER - PHASE II



DEVELOPED BY



SUBJECT  
PROPERTY

## MAJESTIC TUALATIN BUSINESS CENTER - PHASE II

*For more information on  
this property, please contact*

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