

Prime Washington County Location | Portland Metro Area

1880 SW Merlo Drive, Beaverton Oregon 97003

Position your business in one of the most desirable industrial submarkets in the Portland metro region. This transit-oriented site offers flexibility, scale, and strong infrastructure.

This well-sited property consists of a single level 65,760 SF building on a generous 7.56 acre site providing ample parking with expansion potential.

The property is within the city of Beaverton sponsored Enterprise Zone (EZ). The EZ program offers potential property tax exemptions for up to five year on qualified new capital investments—an attractive incentive for expanding businesses. See three links below containing listing images with Matterport tour, zoning information and EZ program details.

Vacant building available now.

Approximate dimensions and figures:

Land:

- 7.56 acres (329,056 sq. ft.)
- 200+ parking stalls (3/1,000sq ft)
- Adjacent to Merlo station on MAX Blue line, and PGE St Marys substation

Building:

- 65,760 SF single level concrete tilt up built in 1978
- 18' Clear ceiling, currently configured as:
 - Warehouse: 27,720 SF-18' ceiling height, heated
 - Warehouse/assembly: 24,050 SF- 10' dropped ceiling height, heated
 - Office, large breakroom/storage: 13,990 SF-10' dropped ceiling height, conditioned
- Vertical Flexibility: Removable T-bar ceilings across nearly 38,000 SF of assembly and office space allows for conversion back to full 18' clear height.
- Column spacing: 40'
- 480 3-phase power, 8 runs 4" conduit, 1,600+(Est) AMPS, Switch vault in ROW on Merlo
- 2" water meter
- Wet Fire sprinkler
- 4 dock doors
- 1 Ground level Door

Potential:

- Additional development
- Maximum FAR: 2.0 (Floor Area Ratio)
- Maximum building height: 100'

Competitive lease rate of \$8.88/sq. ft. yearly, \$0.74/sq. ft. monthly, NNN. Ideal for businesses looking to optimize operational costs. We value partnerships with tenant representatives and offer competitive commissions for secured leases.

Property listing link with images:

<https://www.loopnet.com/Listing/1880-SW-Merlo-Dr-Beaverton-OR/37030723>

SCE-1 Zone information link:

<https://online.encodeplus.com/regs/beaverton-or/doc-viewer.aspx?secid=440#secid-440>

EZ Program link:

<https://content.civicplus.com/api/assets/a950ef1f-f49a-4c3f-8eea-1dc225798dca>