

# FOR SALE



MELVIN MARK

EST. 1945



## RARE INDUSTRIAL LAND

19355 SW 97th Ave, Tualatin, Oregon 97062

*1.76 Acres*

Sale Price \$1,165,317 / \$15.20/SF

Rare small industrial land site for sale in Tualatin, Oregon

Can build up to 27,450 SF building on site

**TIM PARKER**

503.546.4537

[tparker@melvinmark.com](mailto:tparker@melvinmark.com)

Licensed in OR & WA

**MICHAEL ECKER**

503.546.4586

[mecker@melvinmark.com](mailto:mecker@melvinmark.com)

Licensed in OR

Melvin Mark Brokerage Co.

111 Southwest Columbia

Portland, Oregon 97201

P: 503.223.9203 | [melvinmark.com](http://melvinmark.com)

VIEW THE  
PROPERTY VIDEO







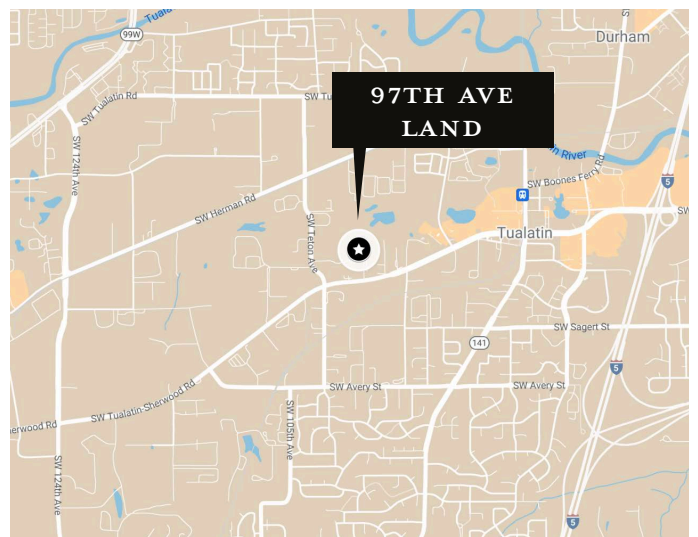
## HIGHLIGHTS

- One of very few small industrial sites available for sale in the Tualatin area
- Level and ready to be developed
- Located in a designated [Opportunity Zone](#)
- Zoning: MG - [General Manufacturing](#)

*A rare opportunity in Tualatin, this small industrial land site allows for a wide range of industrial uses.*

## LOCATION

- Located in the heart of the City of Tualatin's industrial district
- The site is accessible to Interstate 5, Highway 99
- Located directly off of Tualatin Sherwood Road
- Nearby attractions include Tualatin Country Club, Bridgeport Village shopping center and several community parks
- Close to a wide variety of restaurants, coffee shops and retail stores
- Major employers in the county include Intel, Columbia Sportswear, Nike, and Lam Research





# RARE INDUSTRIAL LAND FOR SALE



**AVAILABILITY 1.76 ACRES** (approx.)

*For Sale \$1,165,317*

*Rare small industrial land site for sale in Tualatin, Oregon*

*Easy access off Tualatin Sherwood Road*

**TIM PARKER**

503.546.4537

tparker@melvinmark.com

Licensed in OR & WA

**MICHAEL ECKER**

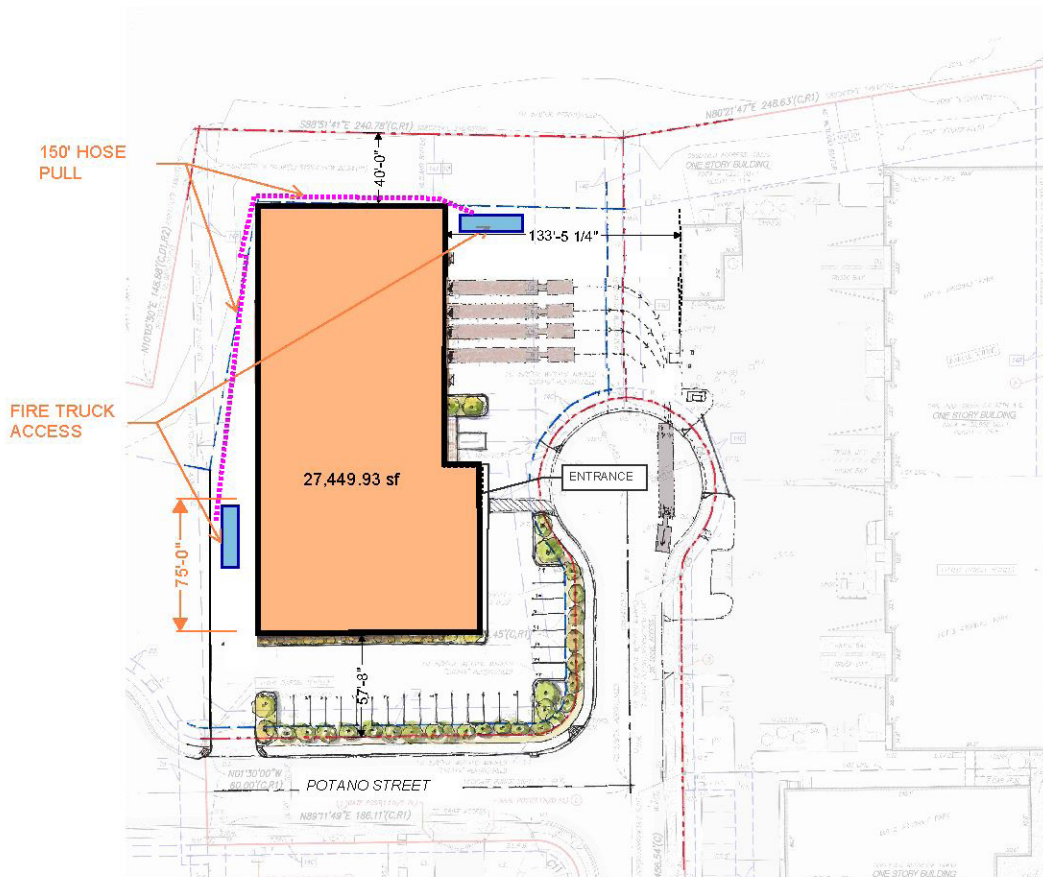
503.546.4586

mecker@melvinmark.com

Licensed in OR



# RARE INDUSTRIAL LAND FOR SALE



## PROJECT DATA

BUILDING ADDRESS:	19355 SW 97th Ave and 9837 SW Potano Street
ZONING:	MG (General Manufacturing)
SITE AREA:	76,615.27 sf
SITE USAGE:	63,437.04 sf (82.8%)
BUILDING AREA:	27,450 sf (Proposed)
SITE COVERAGE:	40-45% (Proposed)
BUILDING HEIGHT:	35' Proposed (60' Allowed)
CONSTRUCTION TYPE:	Type III-B (Sprinklered)
OCCUPANCY:	F-1, S-1, B
PARKING:	25 Stalls
LOADING DOCKS:	4
DRIVE IN:	2

**MILDREN**  
**DESIGN**  
**GROUP**

SITE PLAN **NO STREET VACATION**

## PROPOSED BUILDING PLAN

27,450 SF (approx.)

### TIM PARKER

503.546.4537  
tparker@melvinmark.com  
Licensed in OR & WA

### MICHAEL ECKER

503.546.4586  
mecker@melvinmark.com  
Licensed in OR







MELVIN MARK

EST. 1945

# FOR SALE **RARE INDUSTRIAL LAND**

*19355 SW 97th Ave / Tualatin, Oregon 97062*

**TIM PARKER**

503.546.4537

[tparker@melvinmark.com](mailto:tparker@melvinmark.com)

Licensed in OR & WA

**MICHAEL ECKER**

503.546.4586

[mecker@melvinmark.com](mailto:mecker@melvinmark.com)

Licensed in OR

*The information contained herein has been obtained from sources we deem reliable.*

*We do not, however guarantee its accuracy. All information should be independently verified prior to purchase or lease.*