



FOR SALE / LEASE

# TUALATIN WAREHOUSE

18057 SW TETON AVENUE, TUALATIN, OR 97062

**JOE CURRAN**

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**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY DESCRIPTION

Ideal Tualatin location for distribution or light manufacturing. This well-maintained property offers excellent parking and an efficient office layout featuring private offices, a conference room, break room, reception area, and additional second-floor office space.

## PROPERTY HIGHLIGHTS

- Ideal for distribution or light manufacturing facility
- Excellent parking
- Efficient office layout
- 1 grade door
- 3 dock doors
- Heavy Power
- 3 restrooms

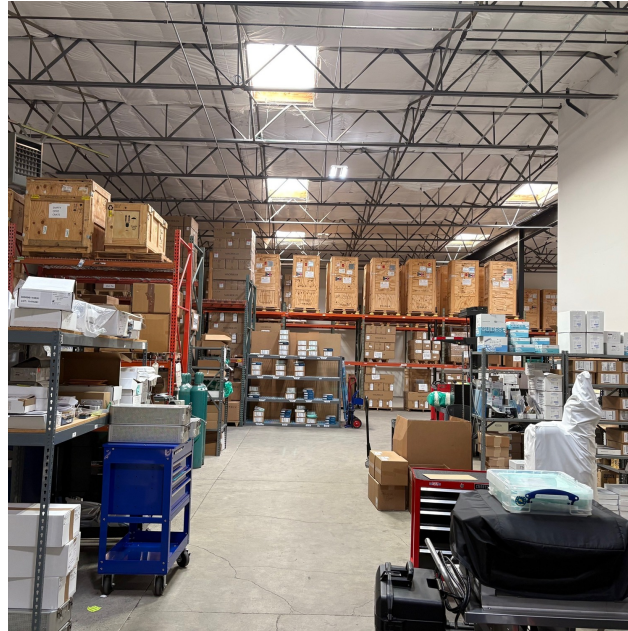
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## OFFERING SUMMARY

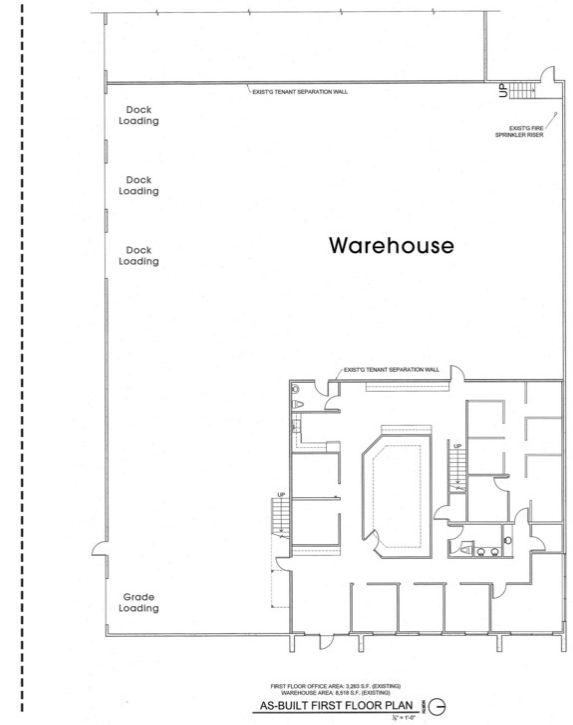
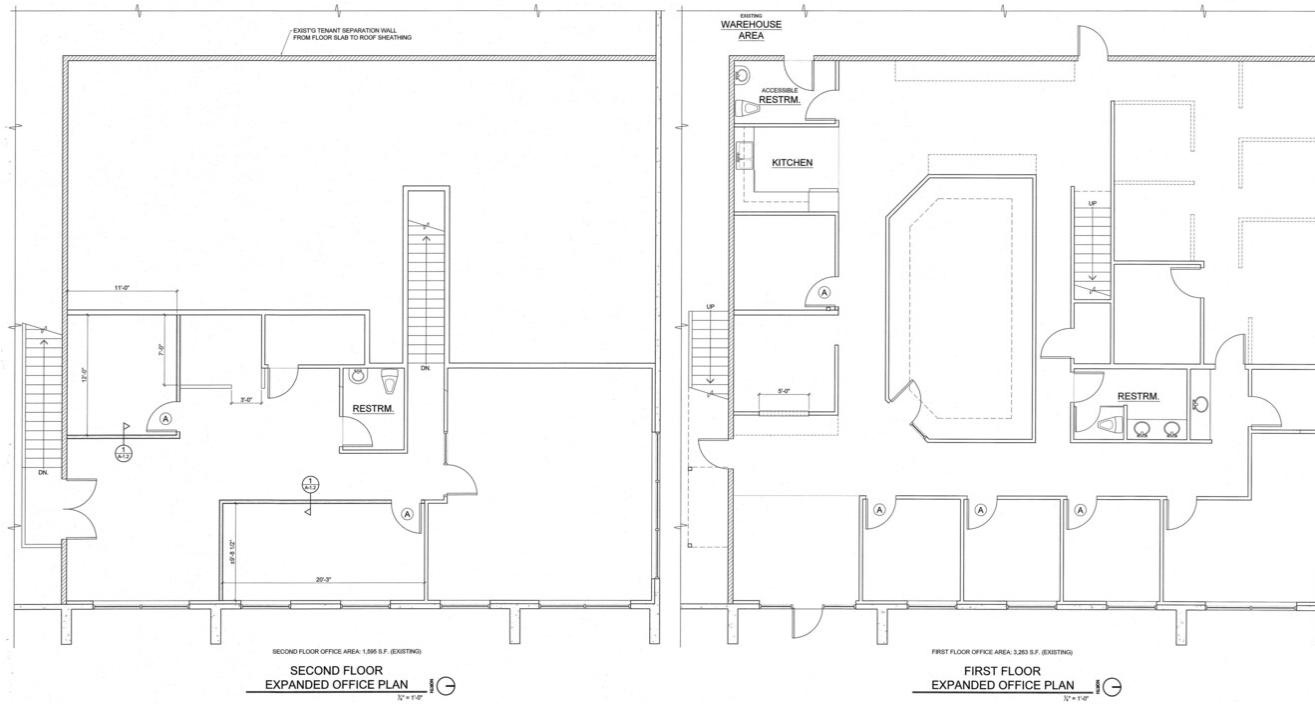
<b>Sale Price:</b>	\$3,260,000
<b>Lease Rate:</b>	Call Broker for Rates
<b>Available SF:</b>	13,600 SF
<b>1st Floor Office:</b>	3,263 SF
<b>2nd Floor Office:</b>	1,595 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	222	834	3,967
<b>Total Population</b>	617	2,259	9,567
<b>Average HH Income</b>	\$103,044	\$101,245	\$105,197



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## LOCATION OVERVIEW

High visibility location at the corner of SW Teton and SW Tualatin Road.  
Easy Access to I-5 and Hwy 99.

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