

FOR SALE OR LEASE

# BEAVERTON INDUSTRIAL FACILITY

*Price Reduction!*

6555 SW 110TH COURT, BEAVERTON, OR 97008



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**km** Kidder  
Mathews



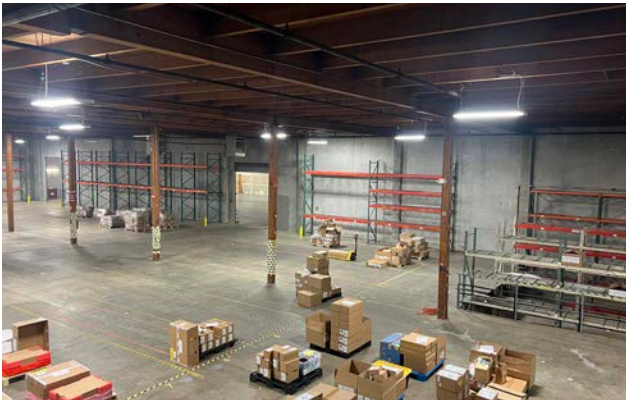
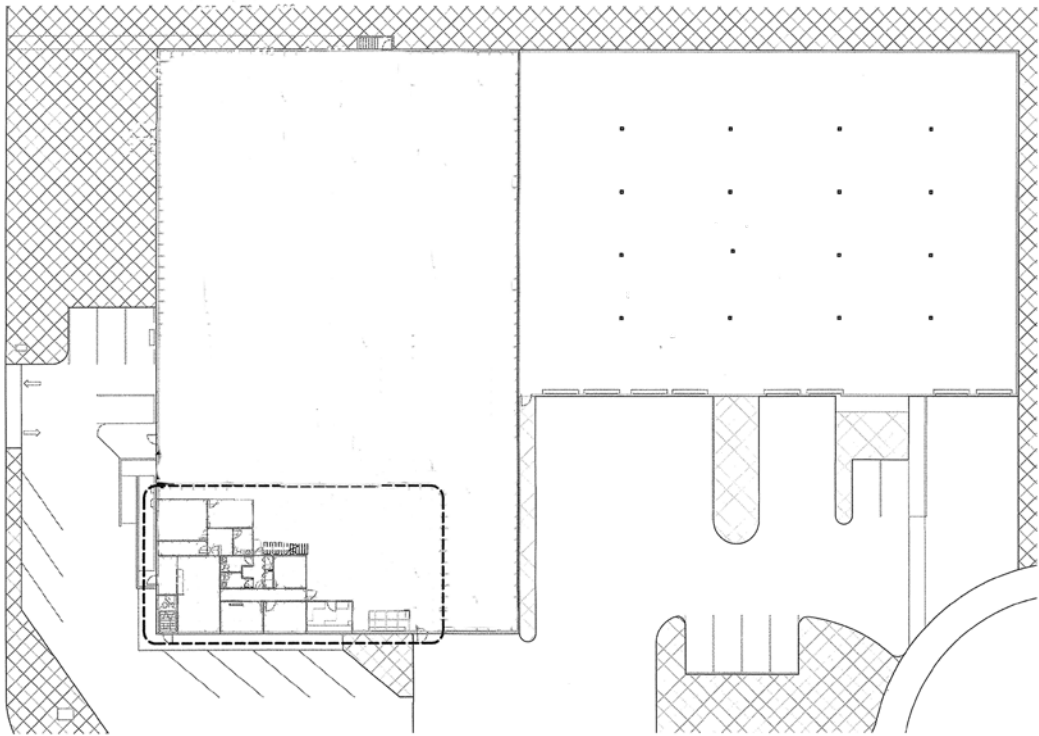
*Infill location within an industrial pocket in Beaverton along Hwy 217, a well-located hub for manufacturing and logistics, offering strong infrastructure, easy highway access, and a business-friendly environment with a strong labor force.*

|                               |   |
|-------------------------------|---|
| TOTAL BUILDING AREA           | 40,790 SF including 3,726 SF of office on two stories   |
| SITE AREA                     | 85,378 SF (1.96 AC)   |
| YEAR BUILT                    | Original building 1975 with building addition in 1997   |
| LOADING                       | 10 dock-doors (including 2 recessed docks), 2 grade-doors   |
| DOCK EQUIPMENT                | Four (4) dock-doors, served with hydraulic dock levelers, bumpers, weather seals and swing lights                           |
| CLEAR HEIGHT                  | 18'10" - 23'10"   |
| SITE CONDITION                | Front-loaded with ability to accommodate multiple trucks. Site is paved with easy accessibility off of SW 110th Court       |
| ELECTRICAL                    | Three-phase power   |
| ZONING                        | IND (Industrial), per city of Beaverton   |
| ROOF                          | Seller recently (2024) installed a new roofing system with extended roof membrane warranty                                  |
| PARKING                       | Ample off street parking available  |
| CURRENT TENANCY               | 31,550 SF vacant and ready to occupy. 9,240 SF currently leased on a short term. Please call broker for additional details. |
| LEASE RATE                    | Call Broker for details   |
| <b>REDUCED<br/>SALE PRICE</b> | <b><del>\$8,000,000</del> \$7,500,000</b>   |



6555 SW 110TH COURT

# FLOOR PLAN



*40,790 SF*  
TOTAL BUILDING AREA

*10 DOCK*  
LOADING DOORS

*2 GRADE*  
LOADING DOORS

*18'-23'*  
CLEAR HEIGHT

AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS



6555 SW 110TH COURT

TIMBERS  
TRAINING  
FACILITY

BEAVERTON

SUBJECT  
PROPERTY

Public  
Storage

ABC  
Supply Co. Inc.

SW 110TH AVE

SW 111TH AVE

217



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS



6555 SW 110TH COURT



Central Beaverton

BEAVERTON



10

PORTLAND GOLF CLUB



SUBJECT PROPERTY



217



RETAIL GOLF CENTER



WASHINGTON SQUARE MALL

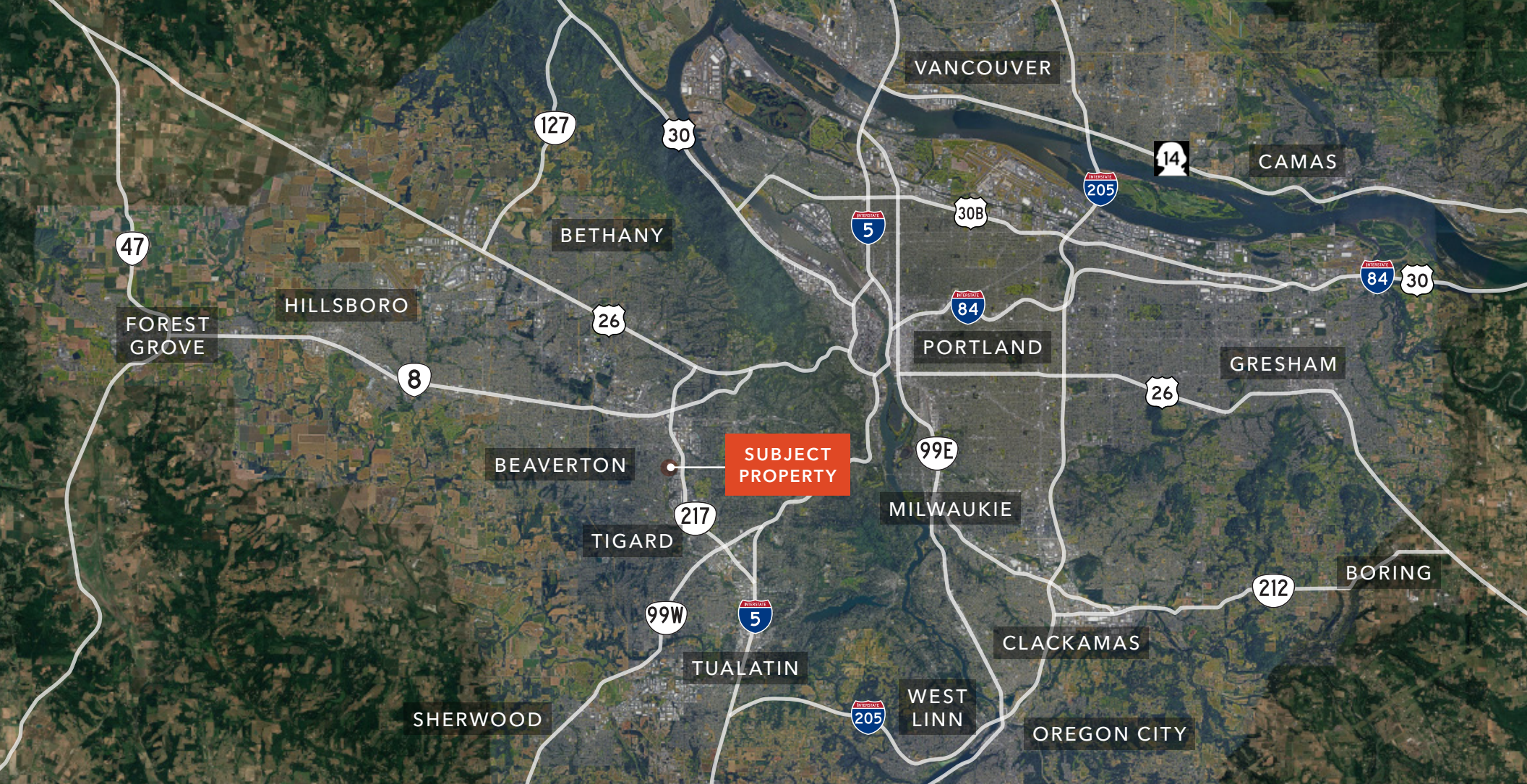
METZGER

KIDDER MATHEWS



AVAILABLE FOR SALE OR LEASE





## 6555 SW 110TH COURT

*For more information on  
this property, please contact*

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