

FOR LEASE



MELVIN MARK

EST. 1945



PERFECT FOR MANUFACTURING OR DISTRIBUTION

TUALATIN INDUSTRIAL PROPERTY

10235-10255 SW Spokane Court, Tualatin, OR 97062

97,892 SF Free-Standing Building on 4.98 Acres

\$.89/SF Warehouse / \$1.10/SF Office

TIM PARKER

503.546.4537

tparker@melvinmark.com

Licensed in OR & WA

Melvin Mark Brokerage Co.

111 Southwest Columbia

Portland, Oregon 97201

P: 503.223.9203 | melvinmark.com

TUALATIN INDUSTRIAL PROPERTY FOR LEASE



BUILDING AMENITIES

- 97,892 SF free-standing building on 4.98 acres
- Perfect for manufacturing or distribution
- Located in the heart of the Tualatin Manufacturing District
- Excellent freeway access to I-5 North and South
- 1/1000 - 100 Parking stalls



CREATIVE
WORKSPACE
AVAILABLE



PROFESSIONAL
SERVICES



BIKE



PARKING
AVAILABLE



DINING
WITHIN
NEARBY



MANAGED BY
MELVIN
MARK



CENTRAL
LOCATION



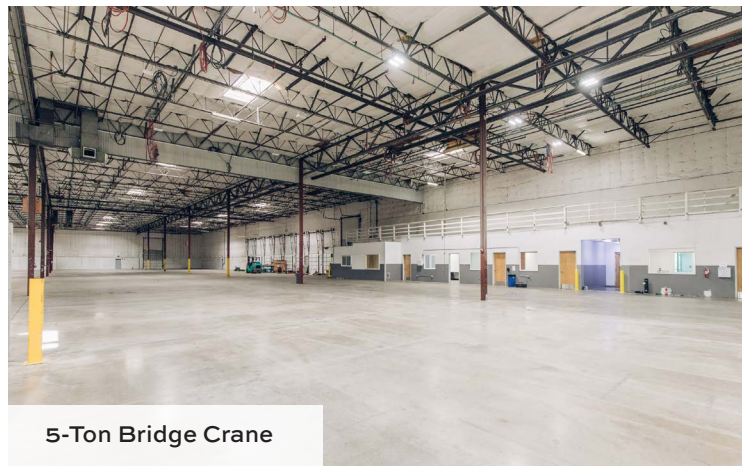
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BUILDING ATTRIBUTES

- Fenced yard space
- 24-foot clear height
- 8 dock-high doors
- 10 grade-level doors
- 45 x 50 column spacing
- 5-ton bridge crane
- Zoning: MG - General Manufacturing
- 2000 AMPS / 480 volt three-phase power



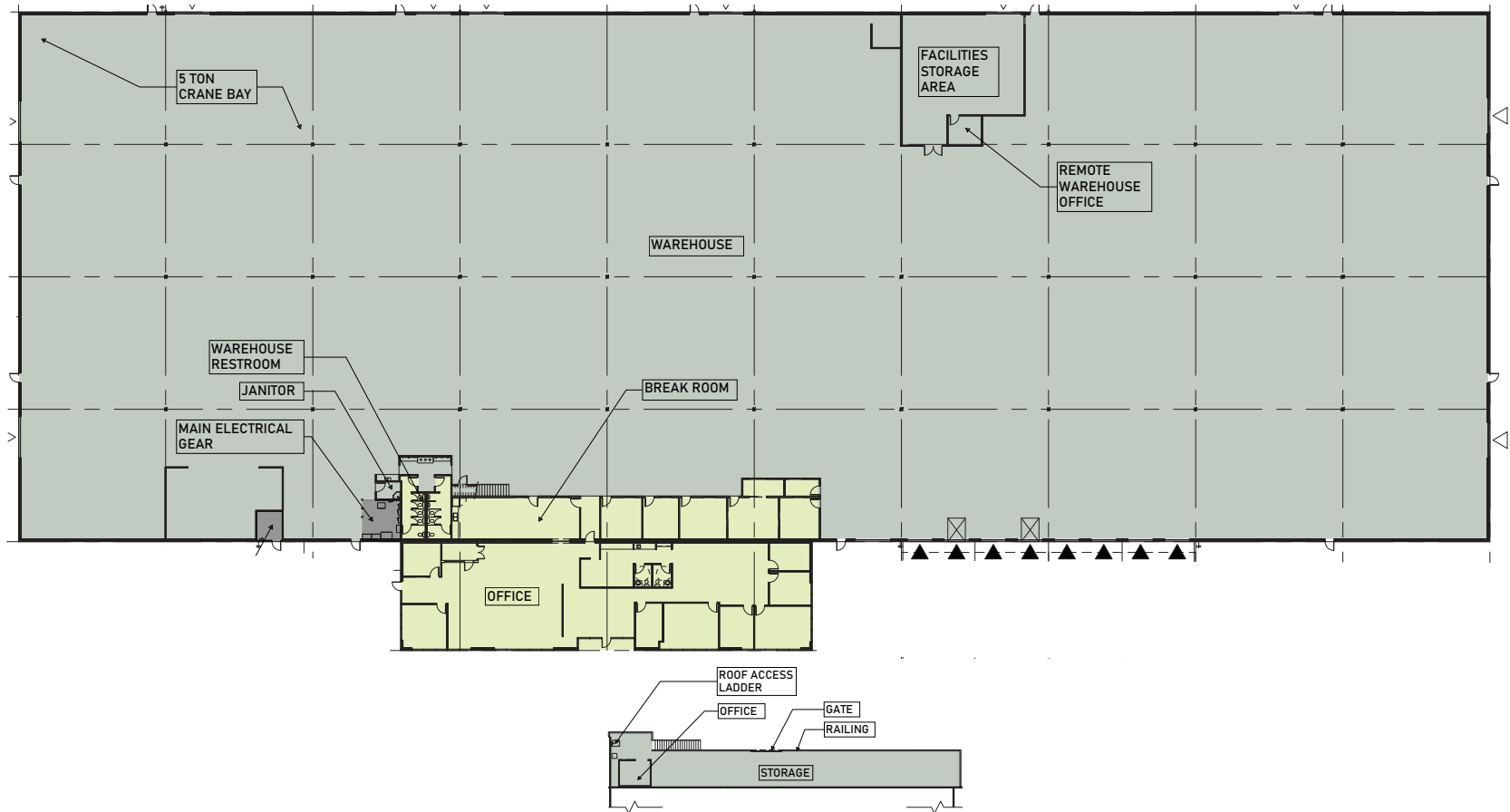
2000 AMPS / 480 Volt Three-Phase Power



5-Ton Bridge Crane



TUALATIN INDUSTRIAL PROPERTY AVAILABILITY



AVAILABILITY 97,892 RSF (approx.)

Available Now | Property size: 4.98 Acres

Total building: 97,892 SF

Warehouse area: 90,395 SF; Rate: \$.89/SF

Office area: 7,497 (including break room) SF ; Rate: \$1.10/SF

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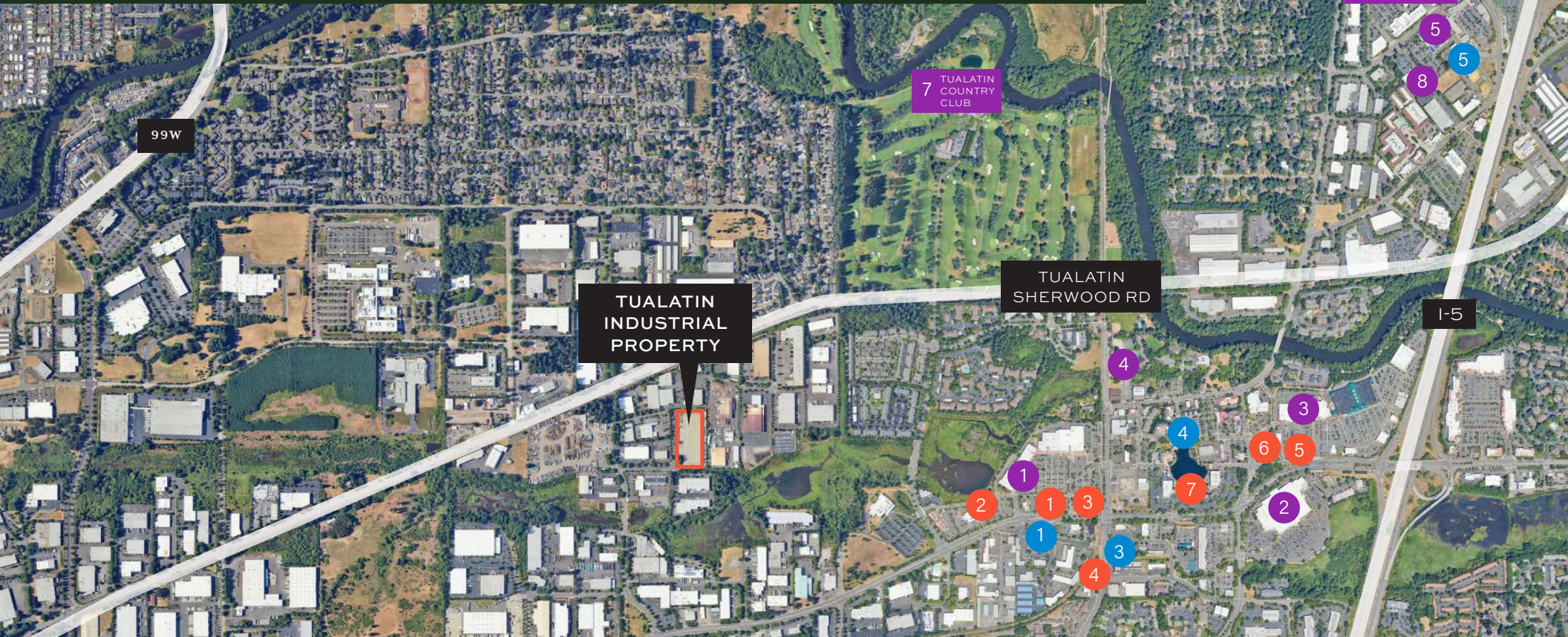
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TUALATIN INDUSTRIAL PROPERTY LOCATION



LOCATION HIGHLIGHTS

- Located in the heart of the City of Tualatin's industrial district
- The site provides easy access 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
- Major employers in the county include Intel, Columbia Sportswear, Nike, and Lam Research

RESTAURANTS

1. Outback Steakhouse
2. Bellagios Pizza
3. Buffalo Wild Wings
4. Taqueria Las Casitas
5. Dave's Hot Chicken
6. Vitality Bowls
7. Brix Tavern

CAFES

1. Starbucks
2. Dutch Bros Coffee
3. Donut Land
4. Peet's Coffee
5. DOJA Tea Lounge

AMENITIES

1. Staples
2. Fred Meyer
3. New Seasons
4. Tualatin River Greenway Trail
5. Whole Foods Market
6. Bridgeport Village
7. Tualatin Country Club
8. REI





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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.

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