

FOR SALE OR LEASE

# FREESTANDING DISTRIBUTION WAREHOUSE IN TUALATIN

*32,240 SF with 2-Story Office/Showroom*

19150 SW 125TH CT, TUALATIN, OR



19150 SW 125TH CT

### PROPERTY HIGHLIGHTS

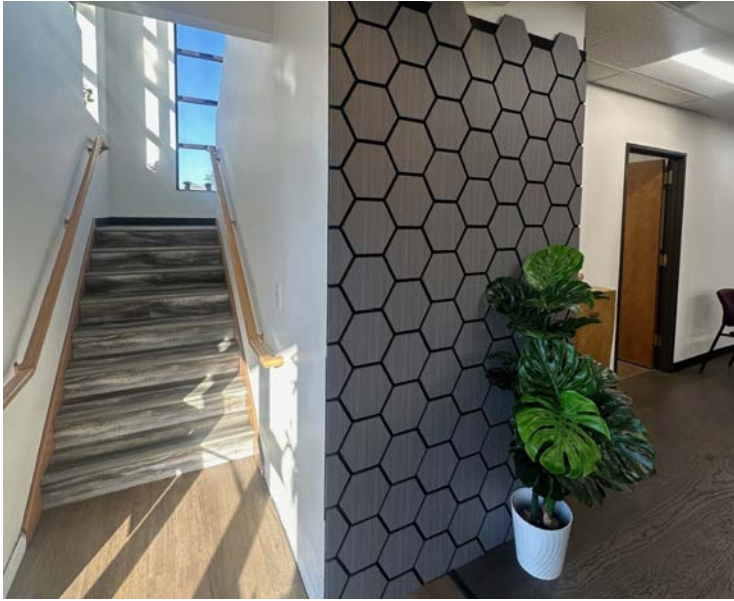
ADDRESS	19150 SW 125th Ct, Tualatin, OR
SHELL SIZE	32,240 SF
OFFICE SIZE	2,200 SF on main floor which is a mix of open showroom, privates, and restrooms Additional office available upon request on 2nd story for up to 4,400 SF total
LAND SIZE	2.17 AC
YARD SIZE / EXCESS LAND	±35,000 SF
YEAR BUILT	2000
CONSTRUCTION	Concrete tilt-up
CLEAR HEIGHT	24-25'
LOADING	14 dock-high doors 1 grade-level door
DRIVEWAY	Above standard concrete (not asphalt)
SPRINKLERS	Fully sprinklered
RECENT IMPROVEMENTS	Exterior paint, new roof, full office remodel, upstairs mezzanine office, and restroom addition totaling over \$500,000 of recent capital improvements

*\$0.94/\$1.10*  
LEASE RATE, NNN

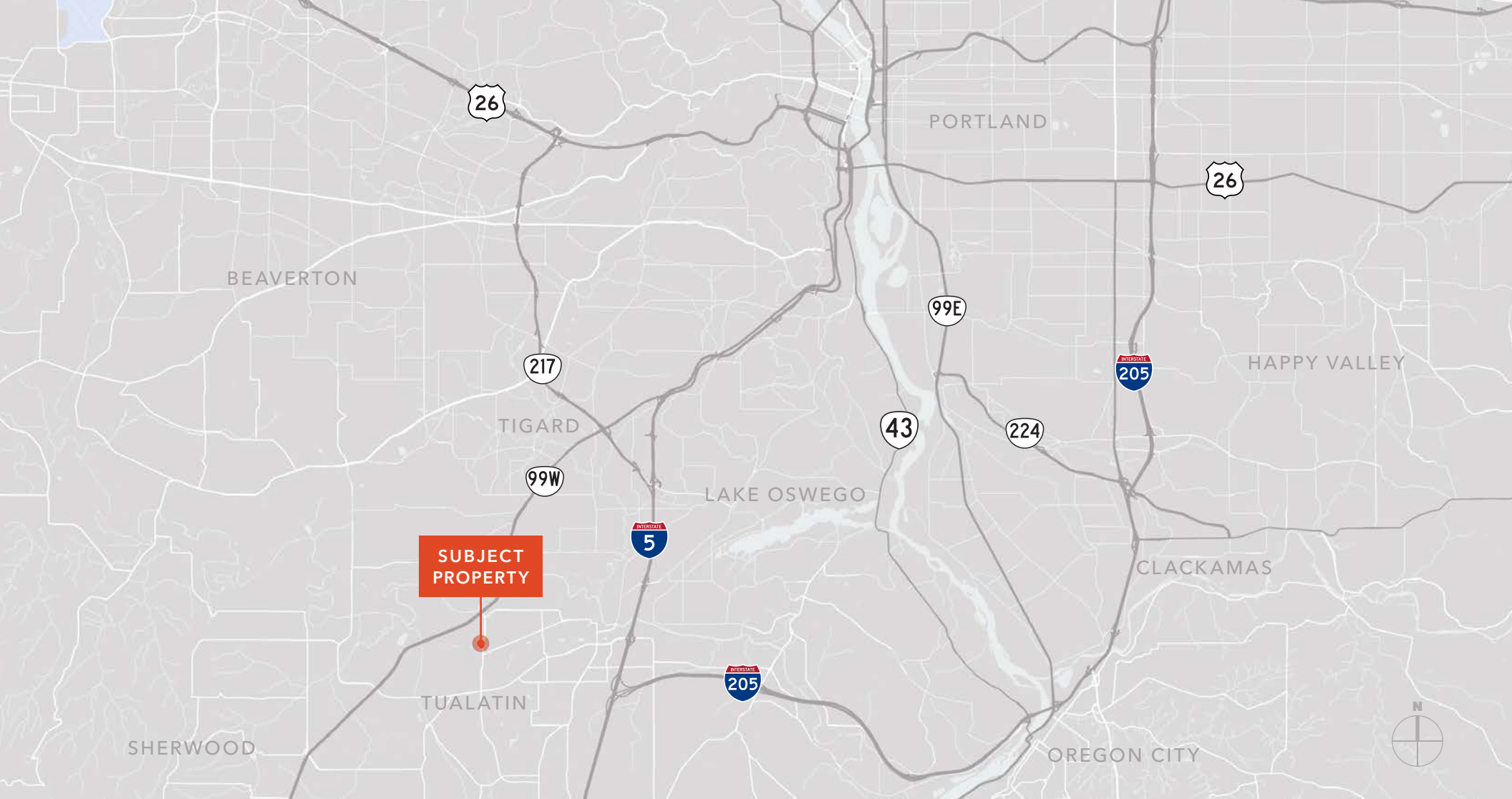
*CALL*  
FOR SALE PRICE











19150 SW 125TH CT

*For more information on  
this property, please contact*

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