



FOR SALE



18810 SW TETON AVE

Freestanding Warehouse / Manufacturing Building

18810 SW Teton Ave, Tualatin, OR 97062

- Approx. 30,455 SF situated on 1.77 acres
- Quality concrete tilt-up construction
- Desirable location
- Designed for single or multi-tenant occupancy

JOHN FETTIG, SIOR

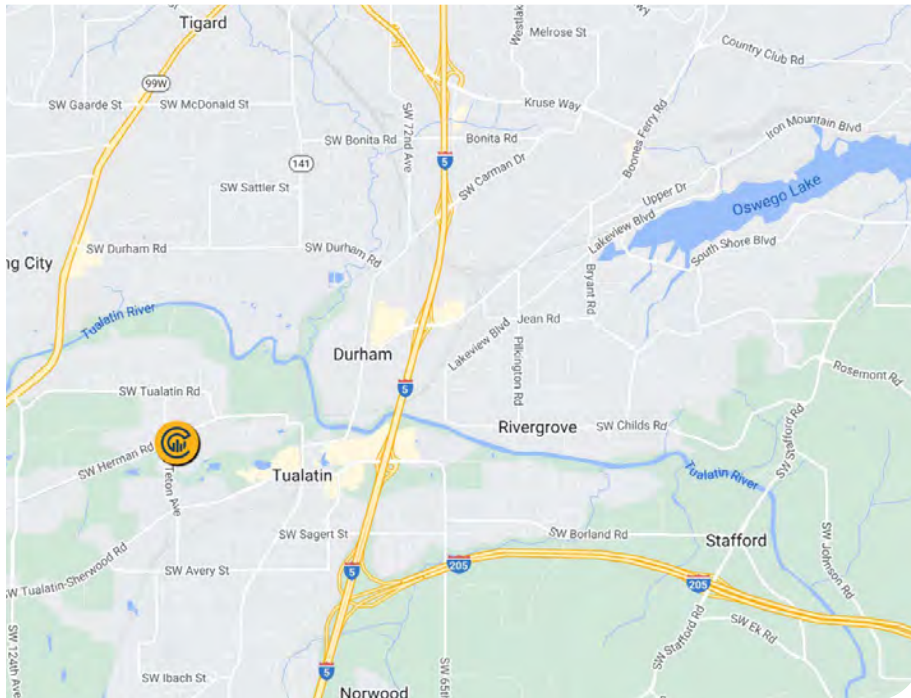
Principal | Licensed in OR

503-708-9710 | johnfettig@capacitycommercial.com



PROPERTY DETAILS

FOR SALE



PROPERTY DETAILS

Address	18810 SW Teton Ave, Tualatin, OR 97062
Total SF	± 30,455 SF
Warehouse SF	± 27,145 SF
Office SF	± 3,310 SF (1,655 SF per Floor)
Construction	Concrete Tilt-Up, Insulated Roof
Dock Loading	Eight (8) Doors
Grade Loading	Two (2) Doors
Electrical Service	480v / 277 Service
Clear Height	23' - 25'
Fire Sprinklered	Yes - Wet System
Zoning	MG - General Manufacturing
Yard	Storage or Extra Parking
Price	\$7,500,000.00

Location Features

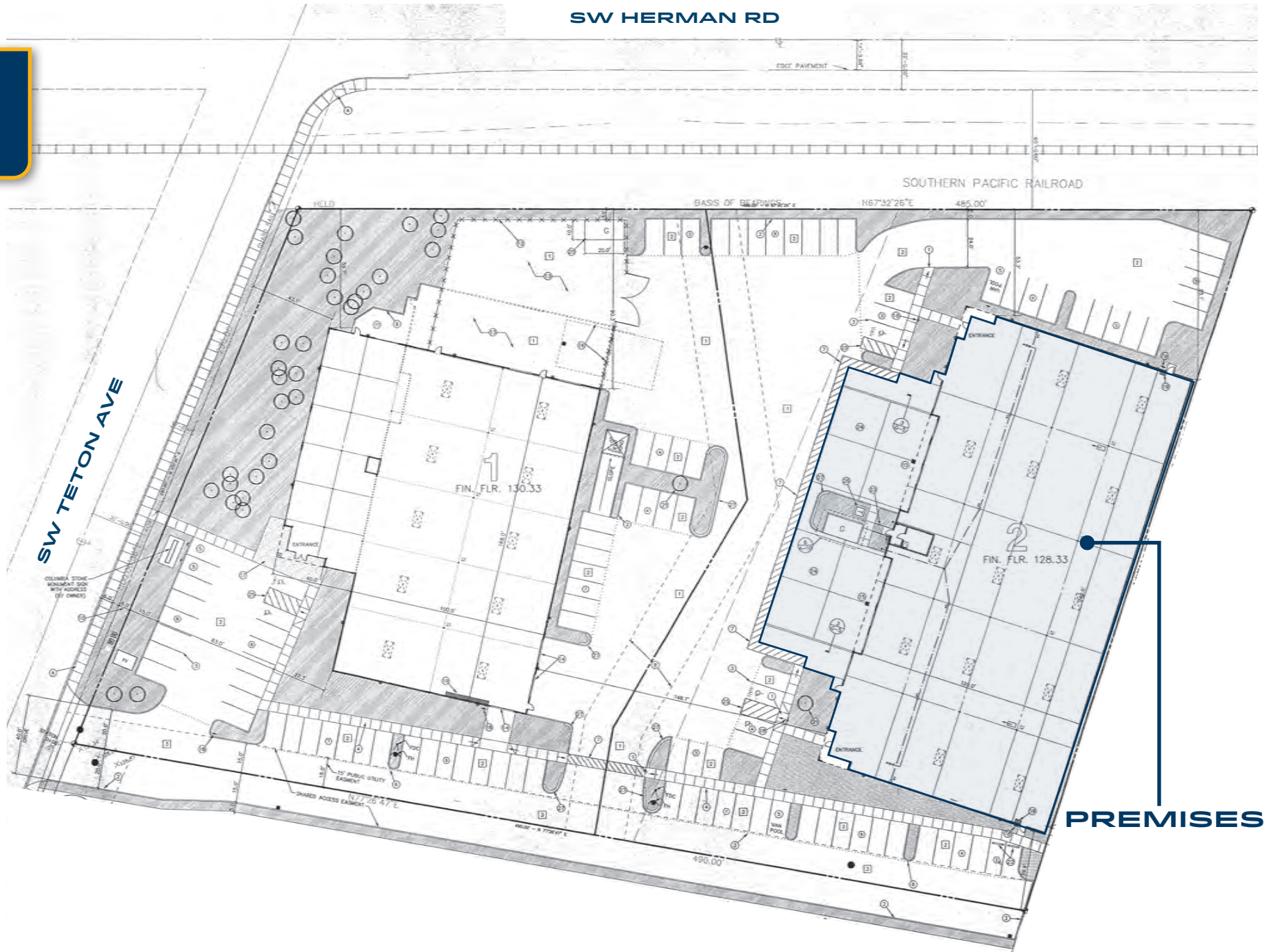
- Property easily accessible via I-5, I-205, 99W, and Tualatin - Sherwood Road, and SW 124th bypass
- Walking distance to WES Commuter Rail
- Established industrial neighborhood
- Located close to United Parcel Service and USPS Depot

Nearby Highlights

- Stickmen Brewing Company
- La Industria
- Ancestry Brewing
- Dutch Bros Coffee
- Fred Meyer
- Dave's Hot Chicken
- New Seasons
- Cabela's
- LA Fitness
- Best Buy
- PetSmart
- Bay Club Portland
- Mashita Teriyaki
- Comfort Inn & Suites
- Staples



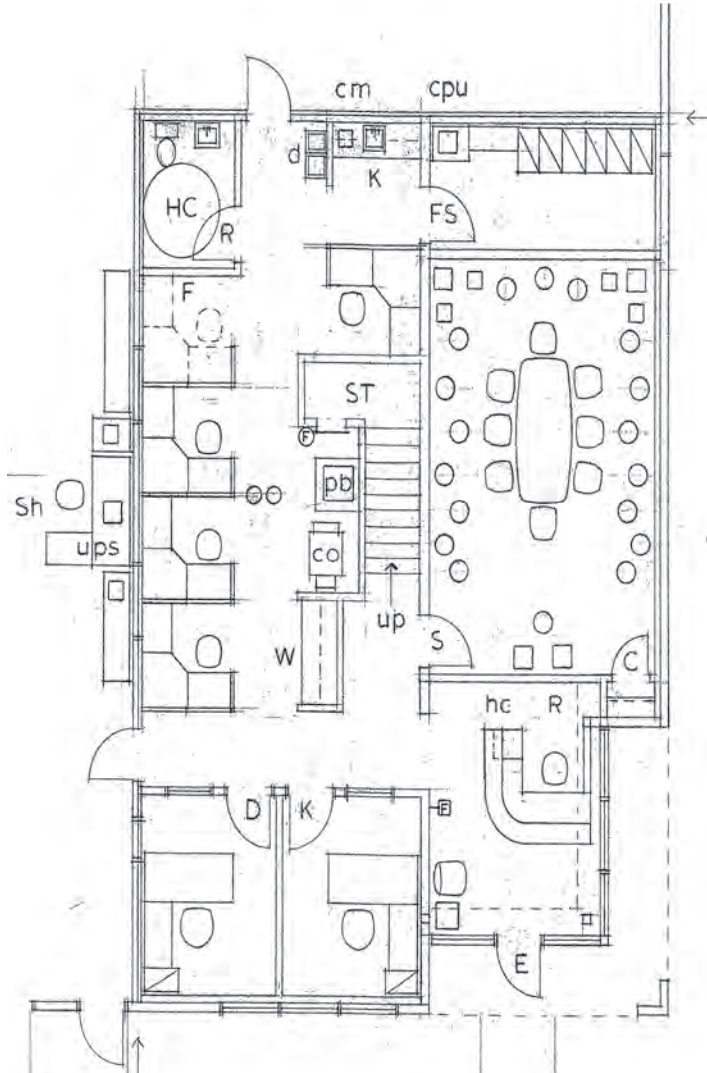
SITE PLAN



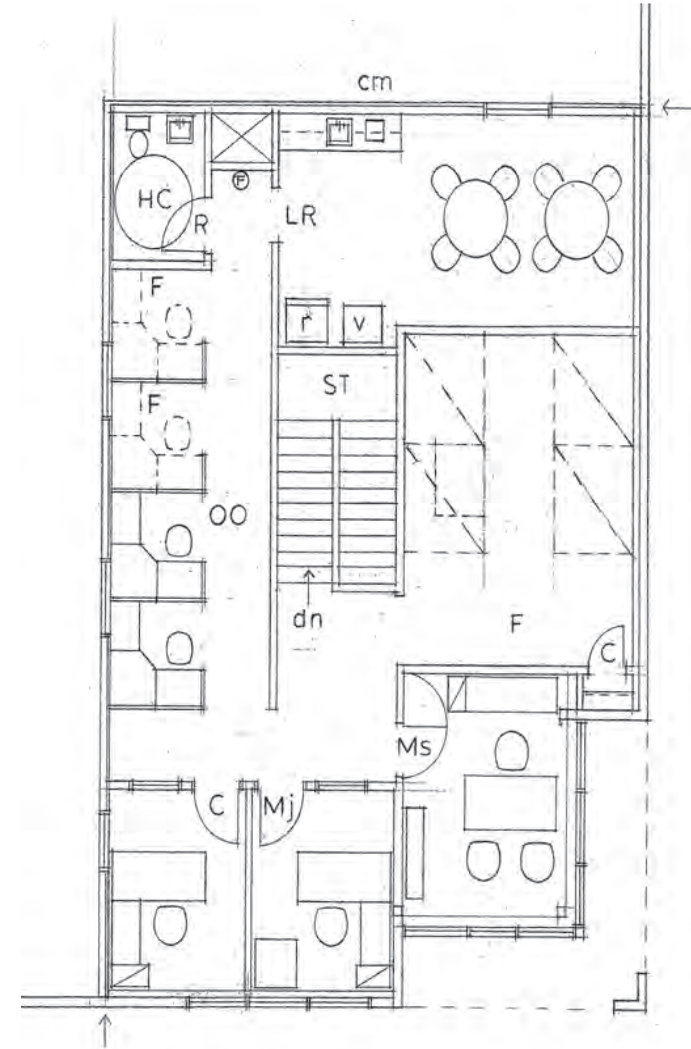


FLOOR PLAN

OFFICE FIRST FLOOR

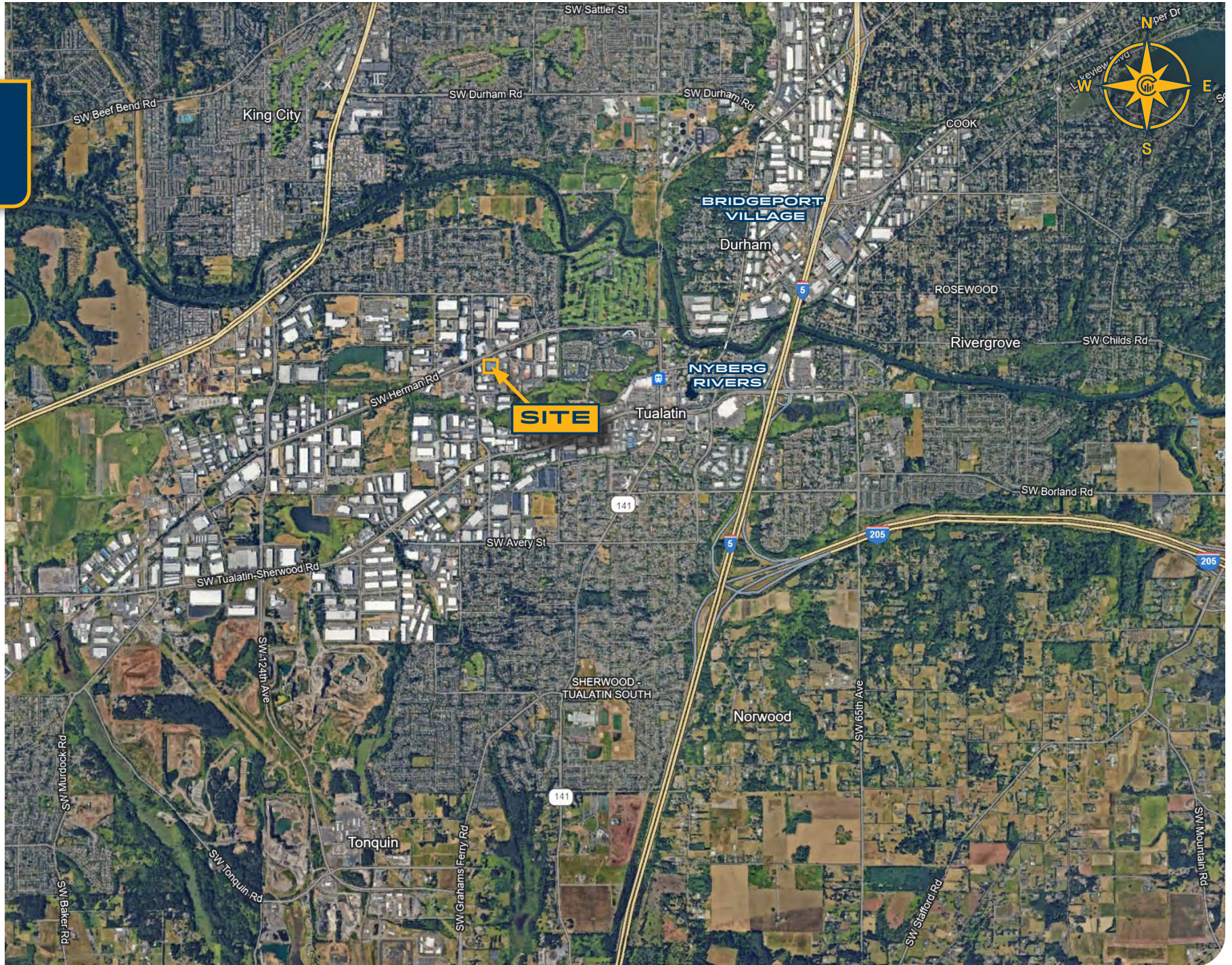


OFFICE SECOND FLOOR



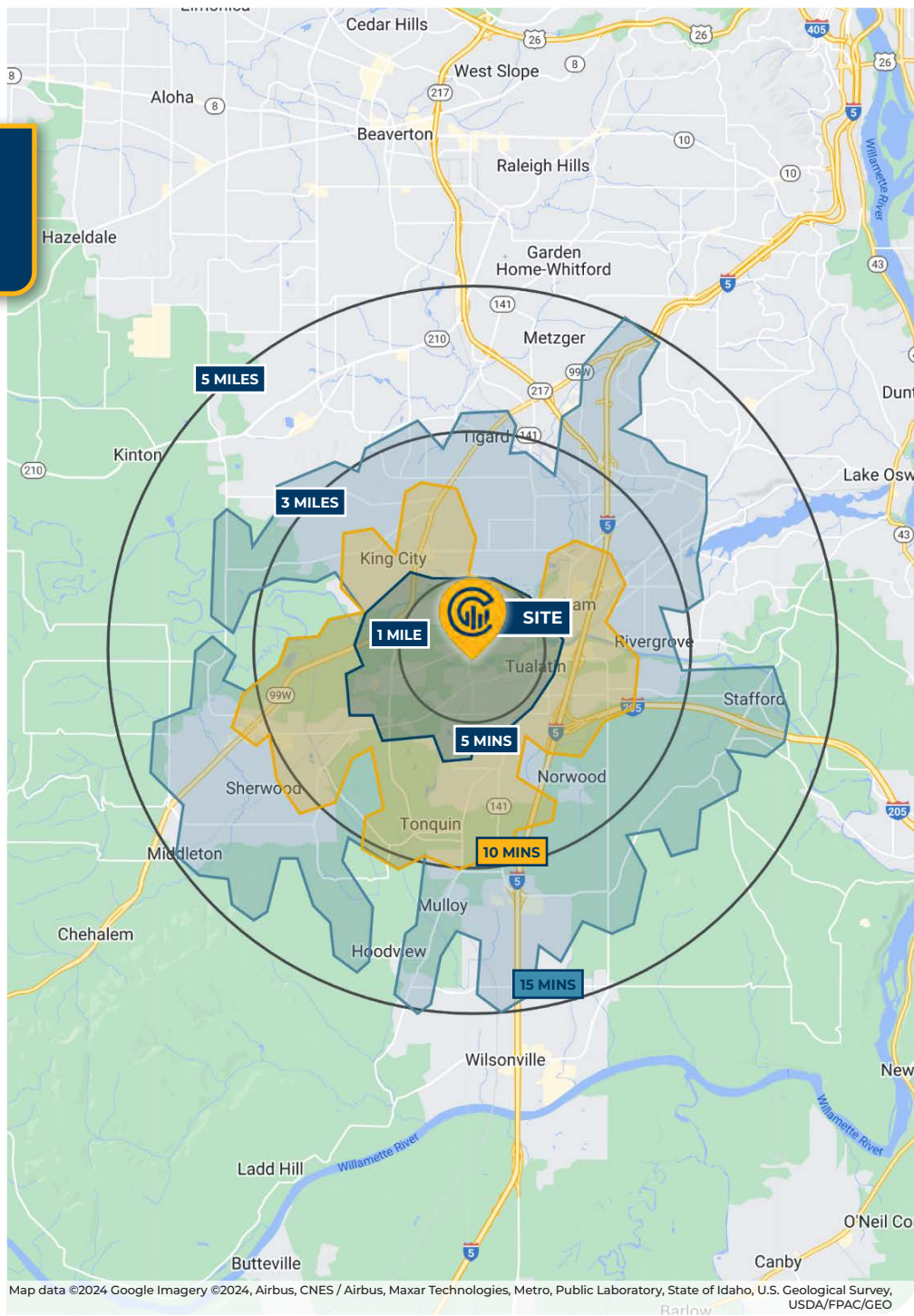


LOCATION AERIAL





DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	8,075	79,434	198,650
2028 Projected Population	8,115	78,910	200,426
2020 Census Population	7,832	79,760	195,886
2010 Census Population	7,495	72,185	175,968
Projected Annual Growth 2023 to 2028	--- %	-0.1%	0.2%
Historical Annual Growth 2010 to 2023	4.0%	1.0%	1.1%
Households & Income			
2023 Estimated Households	3,258	32,739	80,447
2023 Est. Average HH Income	\$111,892	\$142,972	\$154,737
2023 Est. Median HH Income	\$90,486	\$112,033	\$120,044
2023 Est. Per Capita Income	\$45,335	\$59,281	\$62,895
Businesses			
2023 Est. Total Businesses	572	5,618	13,761
2023 Est. Total Employees	8,262	48,787	116,652

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
 ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

Neighborhood Scores



29

Walk Score®
"Very Walkable"



62

Bike Score®
"Biker's Paradise"



25

Transit Score®
"Good Transit"

Ratings provided by <https://www.walkscore.com>

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