



FOR LEASE

FREE STANDING INDUSTRIAL BUILDING WITH FENCED YARD

19635 SW 129TH AVE, TUALATIN, OR 97062

BRETT BAYNE
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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

- 14,230 SF with 1,564 SF Office
- 1.14 acre site provides fenced and paved yard
- (2) Grade doors with drive through capability
- (1) Dock door with leveler
- Clear height: 20'-22'
- Heavy power- 240/480 Volt. Well distributed throughout the warehouse.
- Fire sprinkler - dry system
- Radiant heat in the warehouse
- (2) Restrooms (1) Shower
- Break room with sink
- ½ Ton Jib Crane

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LOCATION DESCRIPTION

Located in the highly desirable Tualatin Industrial District, the property sits on SW 129th directly off SW Herman and offers convenient access to both I-5 and Highway 99.

OFFERING SUMMARY

Lease Rate:	\$14,625.00 per month (NNN)
Triple Nets Estimated:	\$2,355.00 (\$0.165/SF)
Available SF:	14,230 SF
Lot Size:	1.14 Acres
Zoning:	MG



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