

FOR LEASE

FREESTANDING TUALATIN INDUSTRIAL BUILDING

9435-19439 SW 90TH COURT, TUALATIN, OR



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*Prime exposure and signage on SW
90th Ct/Tualatin-Sherwood Rd.*

SHELL SIZE	18,000 SF (divisible to 6,000 SF or 12,000 SF)
OFFICE SIZE	Up to 3,500 SF of office in two separate suites (divisible)
YARD AREA	Fenced yard/truck staging area
BUILDING SPECS	fully remodeled inside and out with newer carpet, paint, fixtures, etc.
LOADING	6 dock high and 3 grade level loading doors
CEILING HEIGHT	20'-22'
MANAGEMENT	Professionally owned and managed locally in Portland
CONSTRUCTION	High Functional concrete tilt up warehouse in arguably the best location in all of Tualatin
LOCATION	Excellent Tualatin location just minutes from I-5/I-205 freeway
LEASE RATE	\$0.94/\$1.10, NNN

18K SF
AVAILABLE

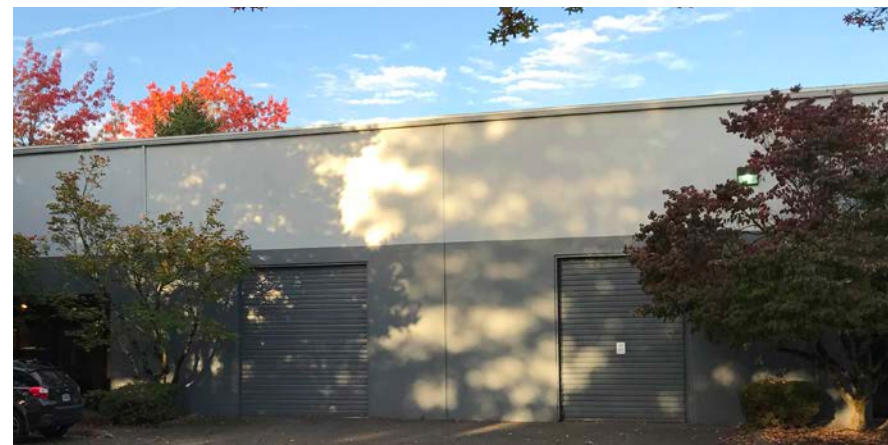
\$0.94
LEASE RATE, NNN

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SITE PLAN

12,000 SF

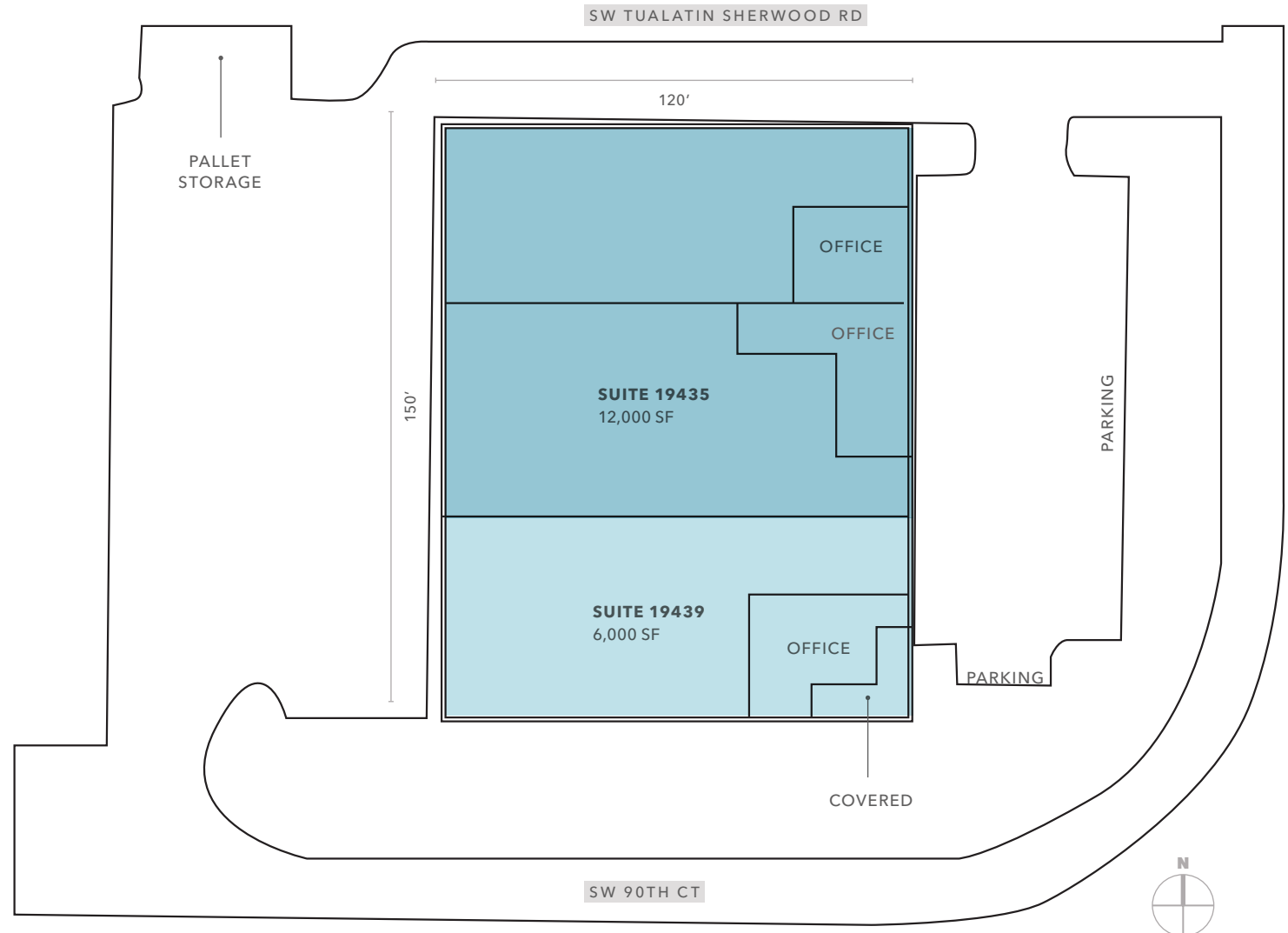
SUITE 19435

6,000 SF

SUITE 19439

18,000 SF

TOTAL AVAILABLE



*Not drawn to scale

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