

High-tech/light manufacturing building for Lease

Single tenant stand-alone building

51,050 RSF

20111 SW 112th Ave, Tualatin

FOR LEASING INFORMATION:

Eric Turner

Licensed in OR & WA

Eric.Turner@jll.com

+1 503 546 3670

DW Houston

Licensed in OR

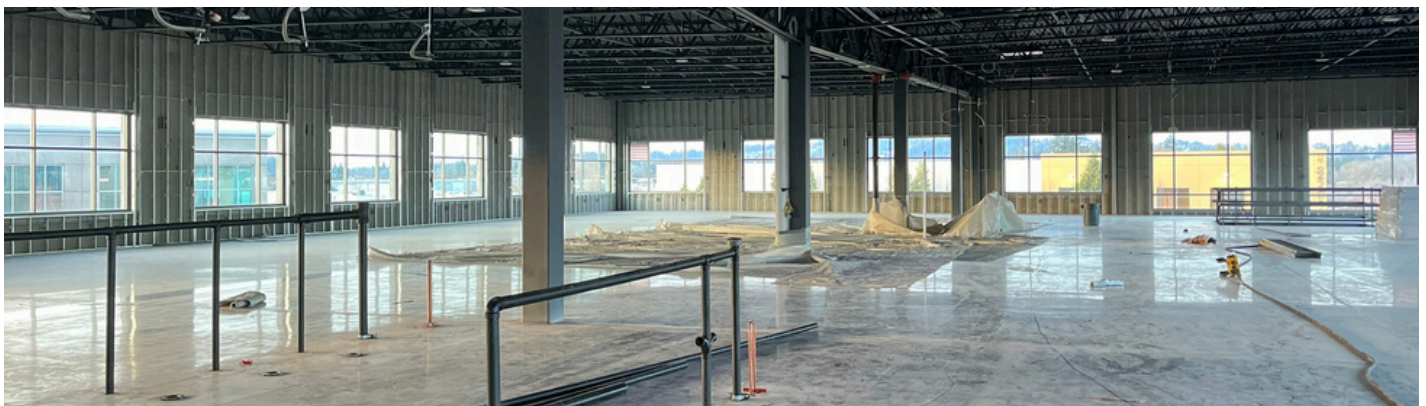
DW.Houston@jll.com

+1 503 530 6805

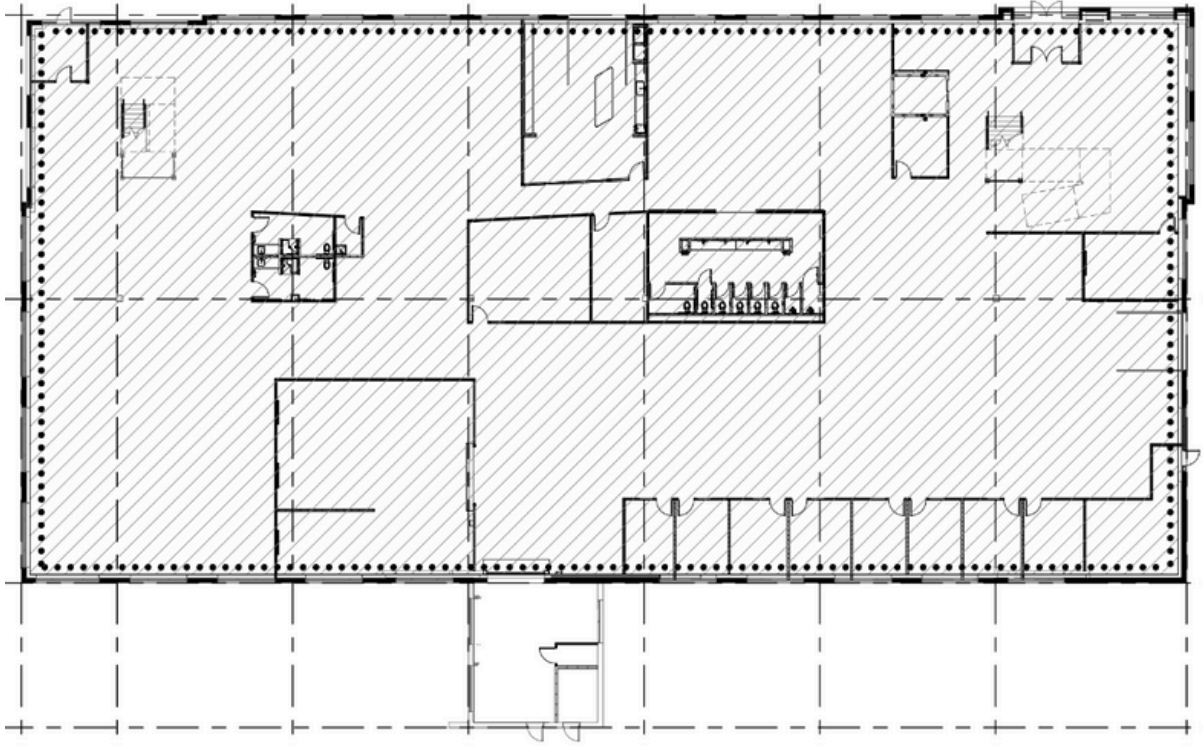


Building & Space Highlights

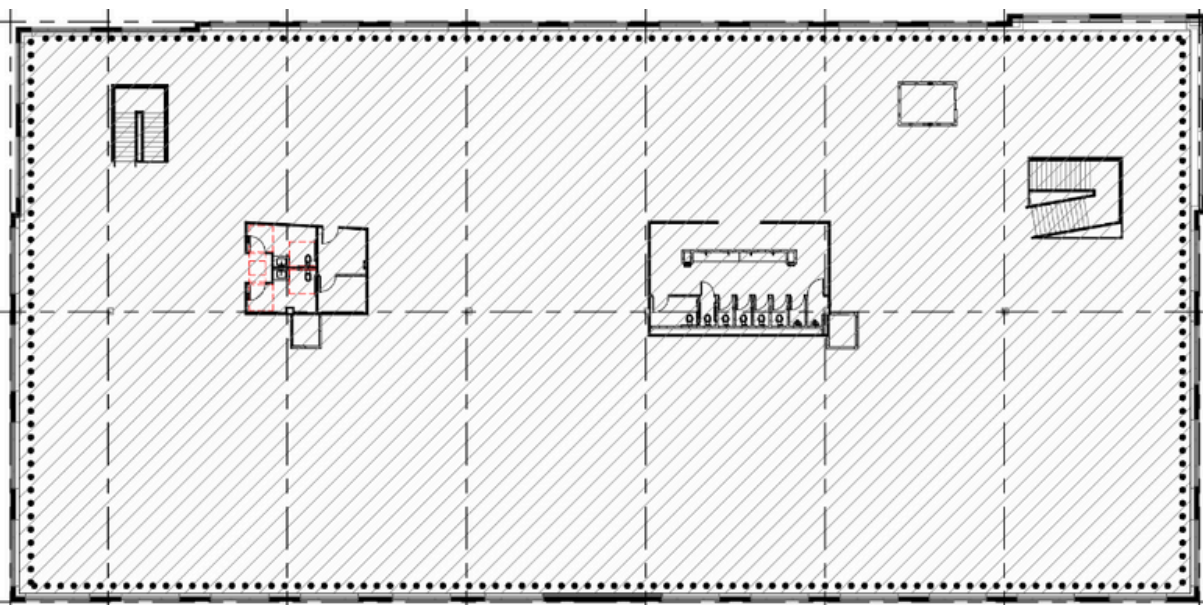
Heavy Parking	3.5/1,000 SF (175 stalls)
HVAC	Fully Climate Controlled
Loading	2 Dock 2 Grade
Clear Height	19'
Power	1,600 Amps
Slab	7 1/4"
Zoning	MG
TI	Significant TI package available



Representative Floorplan



1st floor - 25,506 RSF



2nd floor - 25,506 RSF

125 lb / SF live load

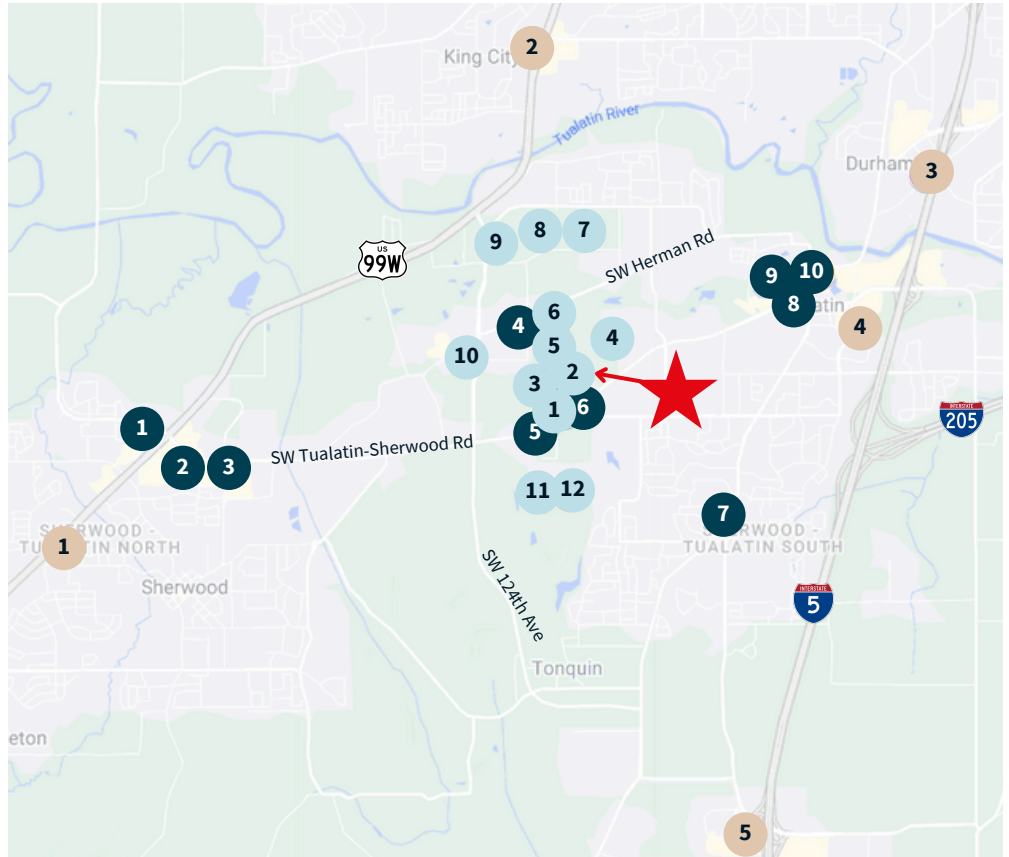
Nearby Amenities

Corporate Neighbors

1. Powin
2. Perlo Construction
3. Machine Sciences Corporation
4. UPS
5. SawStop
6. Lile Relocation Services
7. Lam Research
8. JAE Oregon
9. Veris Industries
10. Nortek Air Solutions
11. Amazon
12. Mclane Company

Food & Drink

1. Sawatdee Thai Cuisine
2. McMenamins Sherwood
3. The Old Spaghetti Factory
4. Stickmen Brewing Company
5. Ancestry Brewing
6. La Industria
7. Amber's Gluten Free Bakery
8. Outback Steakhouse
9. Starbucks
10. Tualatin Station Bar and Grill



Lodging

1. Hampton Inn Sherwood
2. Best Western Plus
3. The Grand Hotel at Bridgeport
4. Comfort Inn & Suites Tualatin
5. Holiday Inn Portland



FOR LEASING INFORMATION:

Eric Turner

Licensed in OR & WA
 Eric.Turner@jll.com
 +1 503 546 3670

DW Houston

Licensed in OR
 DW.Houston@jll.com
 +1 503 530 6805

