

# Immediate Opportunity with High Exposure and Access to Highway 217

5051 SW WESTERN AVENUE, BEAVERTON, OR 97005

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

**FOR SALE  
& LEASE**

**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES



# FOR SALE & LEASE

5051 SW Western Avenue, Beaverton, OR 97005

## PROPERTY DESCRIPTION

Warehouse Opportunity ready for immediate occupancy. Substantial rebuild consisting of 3,000 SF of new office, 3,000 amp electrical service, oversized water, and gas service. New parking/staging and landscaping areas. City of Beaverton industrial zoning allows a wide range of uses.

## PROPERTY HIGHLIGHTS

- Available upon 30 days notice
- Located in [Beaverton's Enterprise Zone](#)
- 60,000 SF situated on 7.4 acres
- 67 stripped parking stalls, with ability to expand
- Expansion areas available for both office/warehouse
- [Rail Service](#) can be added to the property
- Listing brokers are owners of the property

## OFFERING SUMMARY

Sale Price:	Contact Broker for Pricing
Lease Rate:	Contact Broker for Pricing
Building Size:	60,000 SF
Office Size:	3,000 SF
Lot Size:	7.4 Acres
Loading:	10 Dock Doors & 1 Grade Level Door
Clear Height:	20'-22'
Power:	3,000 Amps, 480v, 3 Phase
Water/Gas:	High Capacity Service
Zoning:	Industrial, City of Beaverton



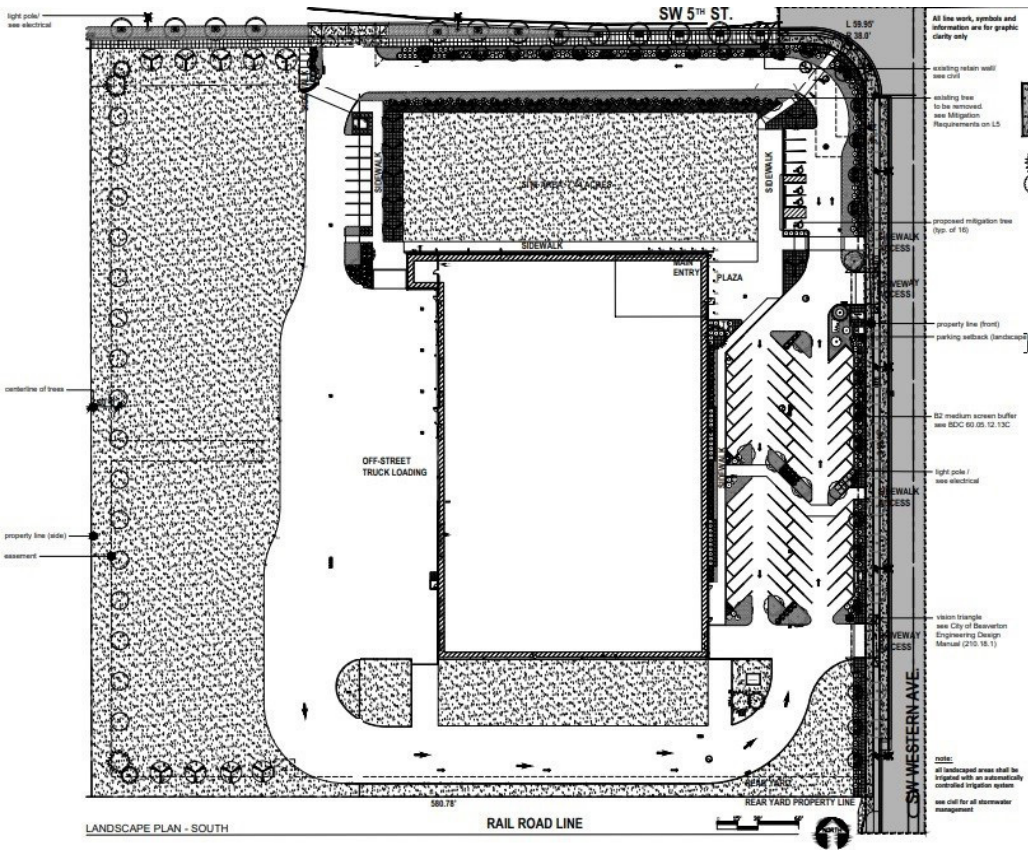
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TOTAL SIZE  
7.4 ACRE SITE



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### LOCATION DESCRIPTION

High exposure location with excellent access to Highway 217 via Beaverton Hillsdale Highway and SW Allen Boulevard. Neighbors include Kaiser Permanente Health facility, Mill Creeks Modera Apartments, and Michaels store. The subject property is located on SW Western Avenue at SW 5th Street and benefits from Western Avenue's recent \$50M capital improvement project.



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