

FOR SALE



MELVIN MARK

EST. 1945



RARE INDUSTRIAL LAND

19355 SW 97th Ave, Tualatin, Oregon 97062

1.76 Acres

Sale Price \$1,165,317 / \$15.20/SF

Rare small industrial land site for sale in Tualatin, Oregon

Can build up to 27,450 SF building on site

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VIEW THE
PROPERTY VIDEO



RARE INDUSTRIAL LAND FOR SALE



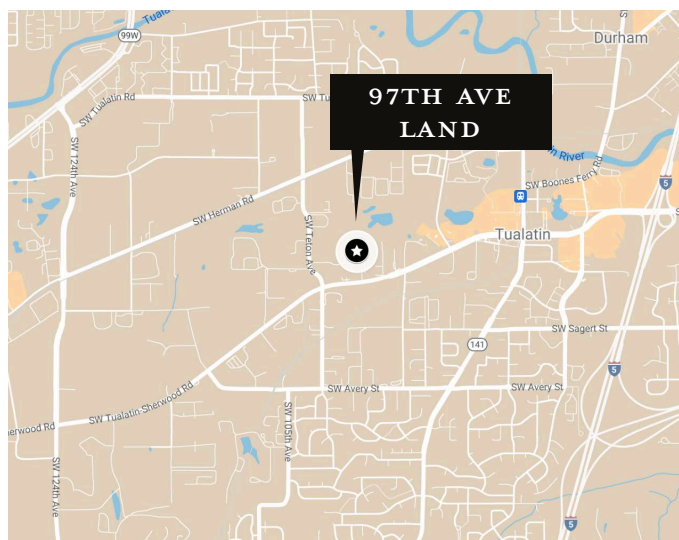
HIGHLIGHTS

- One of very few small industrial sites available for sale in the Tualatin area
- The site is level and ready to be developed
- Zoning: MG - General Manufacturing - [learn more](#)

A rare opportunity in Tualatin, this small industrial land site allows for a wide range of industrial uses.

LOCATION

- Located in the heart of the City of Tualatin's industrial district
- The site is accessible to Interstate 5, Highway 99
- Located directly off of Tualatin Sherwood Road
- Nearby attractions include Tualatin Country Club, Bridgeport Village shopping center and several community parks
- Close to a wide variety of restaurants, coffee shops and retail stores
- Major employers in the county include Intel, Columbia Sportswear, Nike, and Lam Research



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AVAILABILITY 1.76 ACRES (approx.)

For Sale \$1,165,317

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Easy access off Tualatin Sherwood Road

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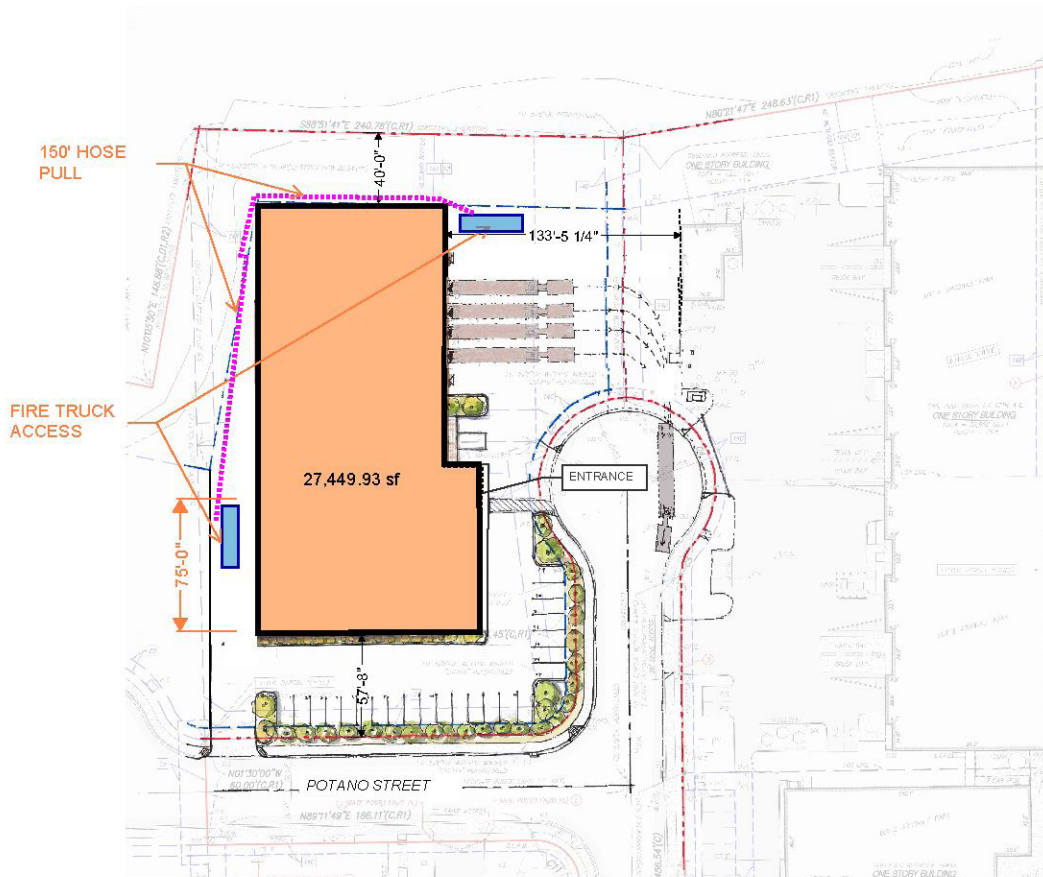
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PROJECT DATA

BUILDING ADDRESS:	19355 SW 97th Ave and 9837 SW Potano Street
ZONING:	MG (General Manufacturing)
SITE AREA:	76,615.27 sf
SITE USAGE:	63,437.04 sf (82.8%)
BUILDING AREA:	27,450 sf (Proposed)
SITE COVERAGE:	40-45% (Proposed)
BUILDING HEIGHT:	35' Proposed (60' Allowed)
CONSTRUCTION TYPE:	Type III-B (Sprinklered)
OCCUPANCY:	F-1, S-1, B
PARKING:	25 Stalls
LOADING DOCKS:	4
DRIVE IN:	2

**MILDREN
DESIGN
GROUP**

SITE PLAN **NO STREET VACATION**

PROPOSED BUILDING PLAN

27,450 SF (approx.)

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