

FOR SUBLEASE

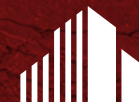
13555 SW Millikan Way, Beaverton, OR 97005



2 SPACES WITH FLEXIBLE TERM THRU 5/31/2031

±58,797 SF Climate Controlled Warehouse/Production with Dock

±3,037 SF Dead Space



**CUSHMAN &
WAKEFIELD**

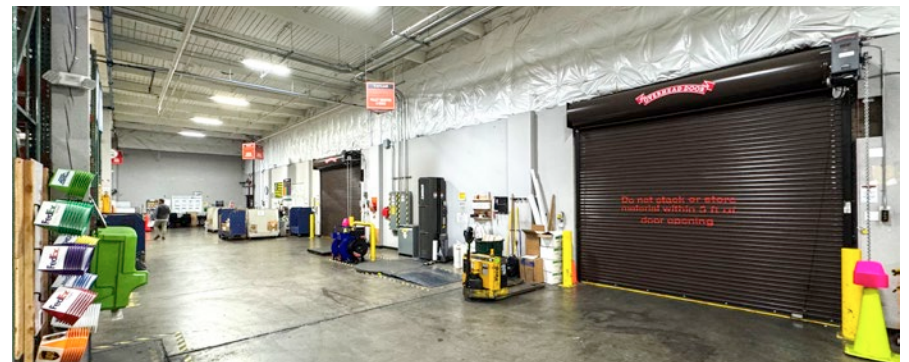


SPACE DETAIL & HIGHLIGHTS

Space Size:	±58,797 SF Total
	Warehouse: ±50,637 SF
	Production: ±8,160 SF (136' x 60')
	Dead Space: ±3,037 SF
Dock Positions:	±9 (+1 if trash compactor removed)
Dock Doors:	2 Oversized (16' W x 10' H)
Grade Ramp:	1 (on right side of dock)
Man Doors:	3 (2 west / 1 east)
Access:	Mutual Hallway - shared with Office Tenant
Year Built:	1961
Clear Height:	20' Warehouse / 12' Production (drop ceiling)
Column Spacing:	Approximately 23' x 26'
HVAC:	Fully Climate Controlled Space
Electrical:	In-place - Capped at ceiling
Power:	Heavy
Compressed Air:	Air Tank & Lines in-place
Restrooms:	2 - in warehouse
Sublease Term:	Through 5/31/2031 - Flexible terms available
Sublease Rate:	\$0.85 / SF Blended (Est. \$0.17 NNN)

13555 SW Millikan Way, Beaverton, OR 97005

±58,797 SF
Warehouse / Production



SITE AERIAL

13555 SW Millikan Way, Beaverton, OR 97005



MAXline

DEAD SPACE
±3,037 SF

MAIN SPACE
±58,797 SF

Dock

SW Hocken Ave

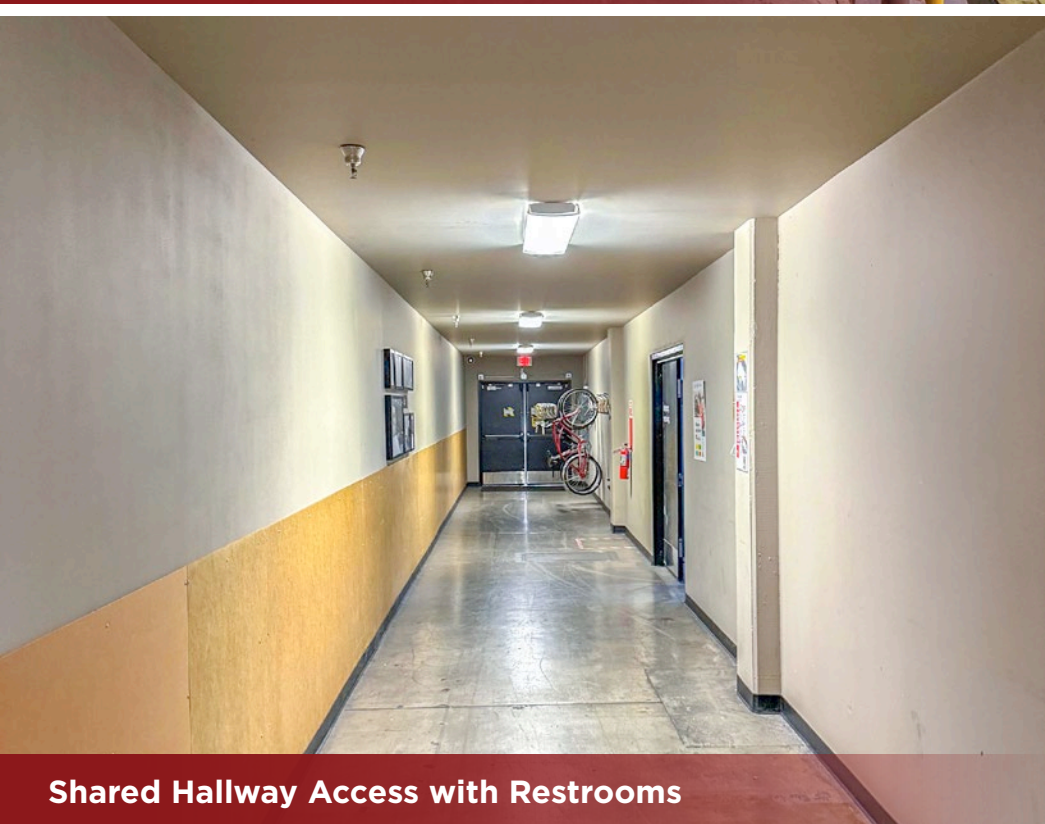
SW Millikan Way



Dock with (2) 16' x 10' Doors + Ramp



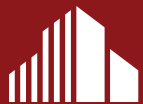
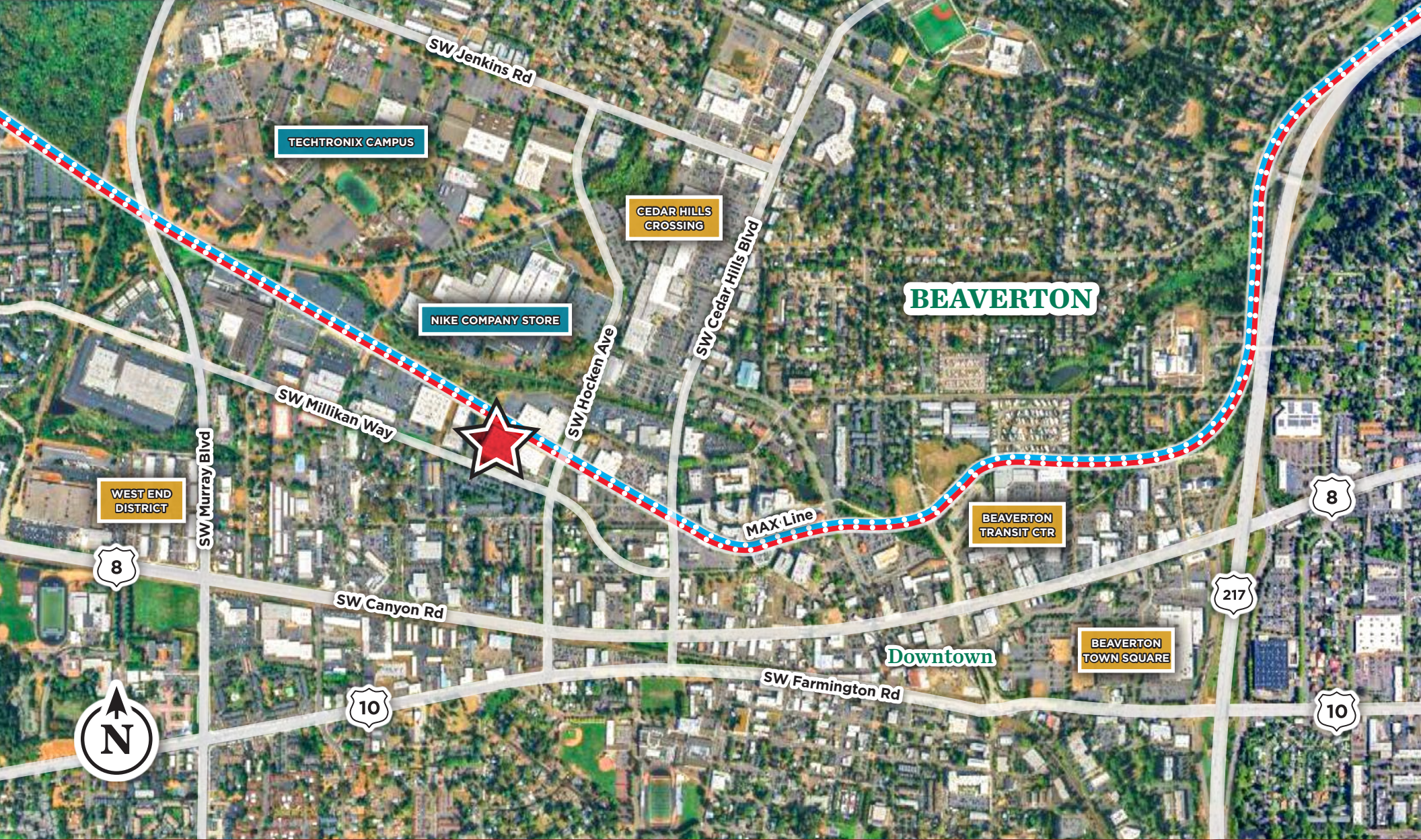
Dead Storage Space $\pm 3,037$ SF



Shared Hallway Access with Restrooms



Dead Storage Space $\pm 3,037$ SF



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