

FOR SUBLEASE



Nelson Business Center

6777 SW Bonita Road, Bldg D, Tigard, OR 97224

Jerry Matson, SIOR, MBA
Vice Chairman
+1 503 499 0077
jerry.matson@colliers.com

Brian Yoakum, SIOR
Senior Vice President
+1 503 499 0070
brian.yoakum@colliers.com

Tom Knecht, SIOR
Vice President
+1 503 499 0069
tom.knecht@colliers.com

Colliers
Accelerating success.

Nelson Business Center

6777 SW BONITA ROAD, BLDG D - SUITE 150, TIGARD, OR

Leasing Opportunity | ±26,250 SF Industrial Space

Distribution/Logistics/Warehousing

Centrally located in a 402,410 SF modern industrial park minutes from the Tigard Triangle.

FOR LEASE

Call Brokers for Pricing

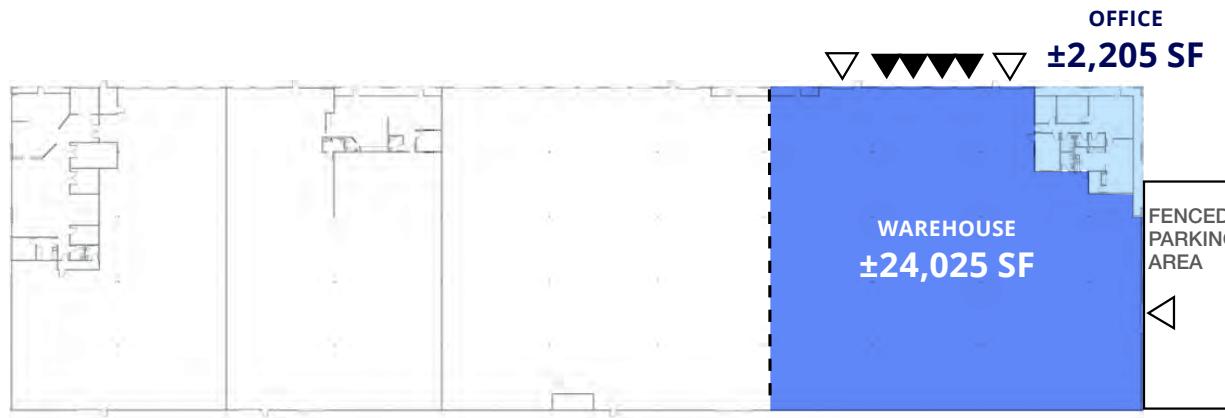
Airport Way/East Columbia Corridor:

The Tigard industrial submarket is one of the metro's most sought-after locations, anchored by immediate access to I-5, Highway 217, and the Tigard Triangle. This connectivity positions tenants within minutes of Portland, the Willamette Valley, and the broader West Coast corridor, making it an ideal hub for distribution, light manufacturing, and service operations. Beyond transportation advantages, Tigard benefits from a large and skilled labor force drawn from surrounding communities including Beaverton, Lake Oswego, and Hillsboro. The submarket combines suburban accessibility with strong workforce depth, while ongoing investment in the Tigard Triangle continues to enhance infrastructure and amenities.

Property Details

| | |
|-------------------|---|
| Total Building SF | ±78,750 |
| Available Space | ±26,250 |
| Warehouse SF | ±24,025 |
| Office SF | ±2,205 SF finished office space that includes private offices |
| Construction | Concrete tilt-up |
| Ceiling Height | 21'6" to 23'9" |
| Dock Doors | 4 |
| Grade Doors | 3 |
| Power | 3 phase |
| Fire Suppression | Sprinklers |
| Parking | 0.20/1,000 SF |
| Available | Sublease through October 31, 2028 |
| Yard | Adjacent fenced yard area |
| Visibility | Excellent visibility from the I-5 |
| Other | Glass line provides natural light into offices |

Floor Plan



Property Features

- Professionally managed building in a quality business park
- Immediate access to I-5 on-ramps via Kruse Way
- Light Industrial (IL) zoning allows for a wide variety of industrial uses

±26,250
square feet
available

Building Photos



Area Map



Driving Distances

Interstate 5 0.6 miles

Highway 217 1.0 miles

Interstate 205 3.3 miles

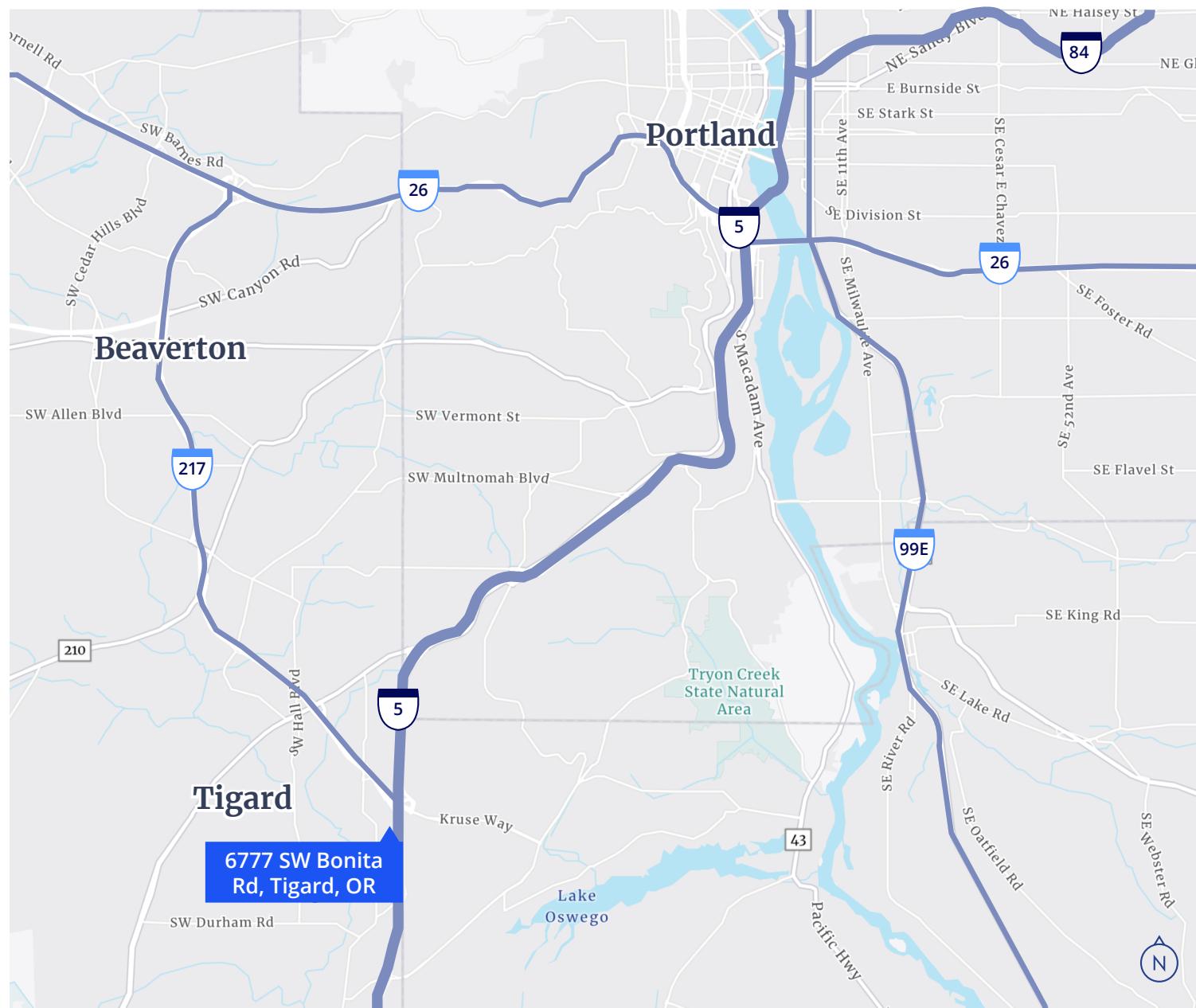
Highway 26 8.1 miles

Downtown Portland 10.3 miles

Downtown Vancouver 19.2 miles

Portland Airport (PDX) 21.7 miles

Tacoma 153 miles



For more information, contact:

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