

FOR SUBLEASE



## Nelson Business Center

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

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# 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

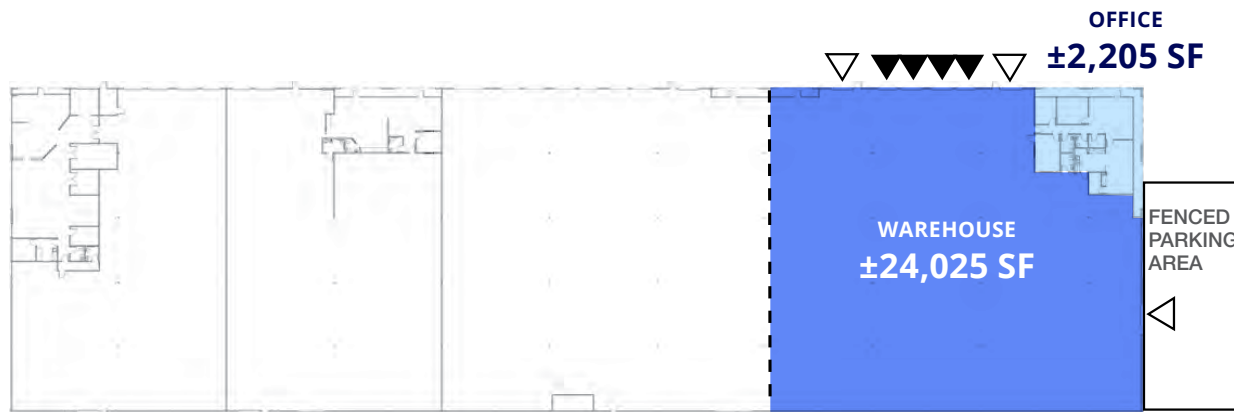
### Airport Way/East Columbia Corridor:

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

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**±26,250**  
square feet  
available

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# Building Photos



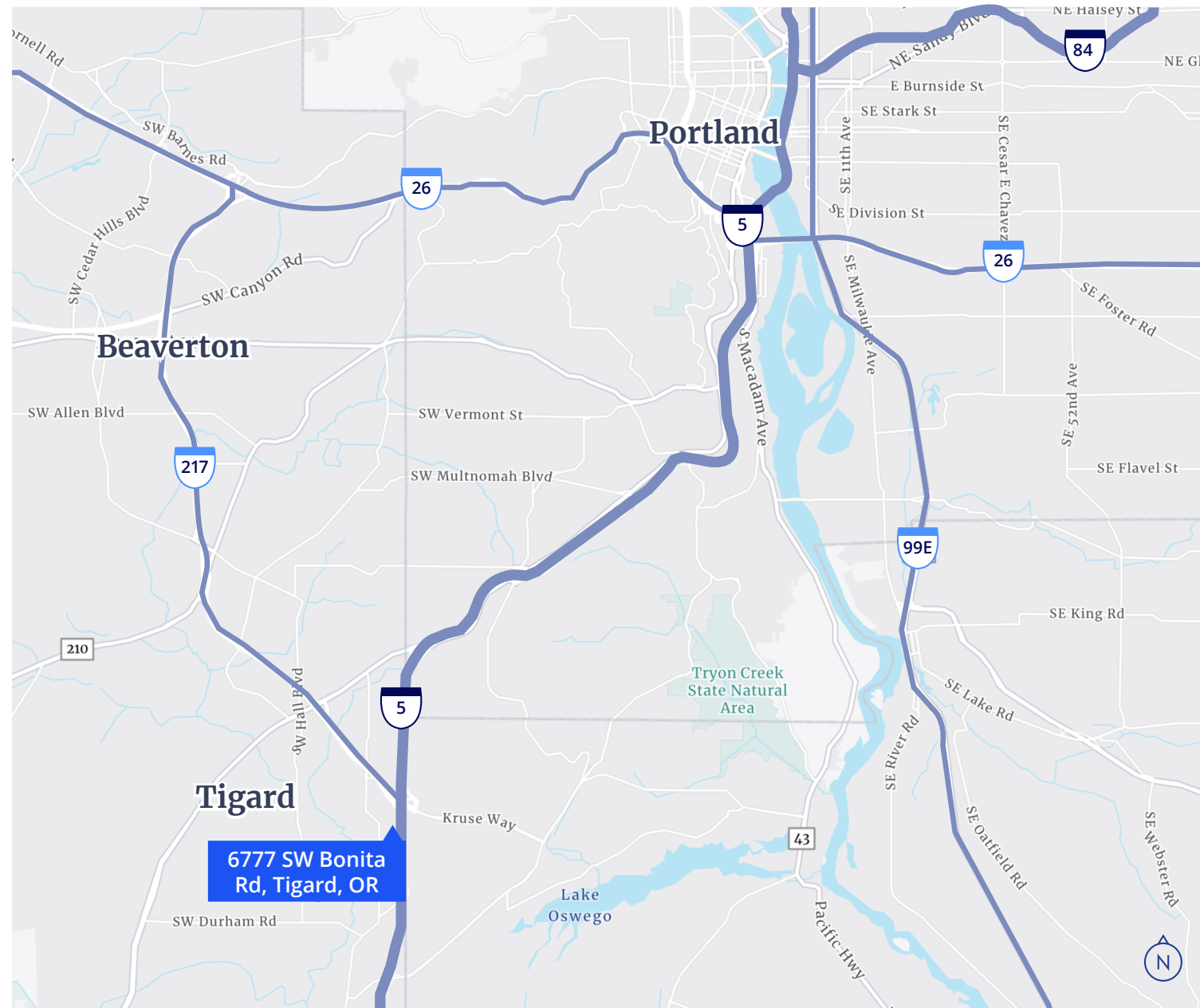


# Area Map



## 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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