

CALL FOR OFFERS

**ALL REASONABLE
OFFERS CONSIDERED**

FOR SALE | PRICE REDUCED

~~\$2,399,000~~ **\$2,375,000**



18254-18256 SW 100TH CT

TUALATIN, OR 97062

For more information or a property tour, please contact:

SCOTT FINNEY, SIOR

503.225.8431

ScottF@norris-stevens.com

NICK CHESSAR

503.225.8469

NickC@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

02/17/2026

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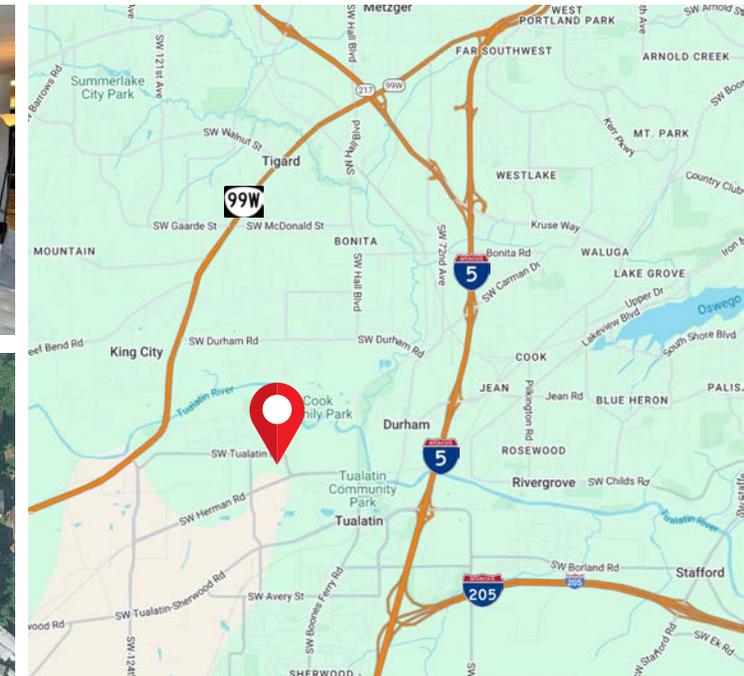
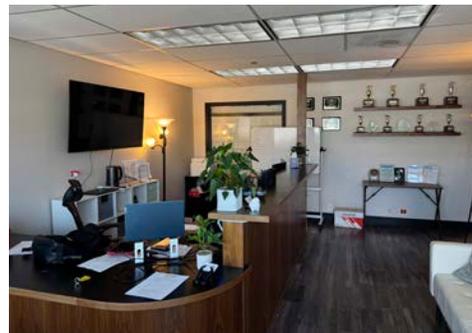
INDUSTRIAL SPACE FOR SALE

DETAILS

- Sale price: ~~\$2,399,000~~ **\$2,375,000**
- Size: ± 11,002 SF
- Office space: ± 3,828 SF
See page 4 for breakdown
- Year built: 1986
- Zoning: ML, Light Manufacturing, City of Tualatin
- 2024-2025 taxes: \$10,972.90
- Approx. monthly HOA fees: \$1,147.50

FEATURES

- Grade and dock level doors
- Both LED and metal halide lighting
- 18' clear height
- 440 volt, 200 amp, 3 phase power
- Hard decked mezzanine with forklift accessibility
- Wet sprinkler system
- Less than 10 minutes from I-5, I205, and Pacific Hwy (99W)



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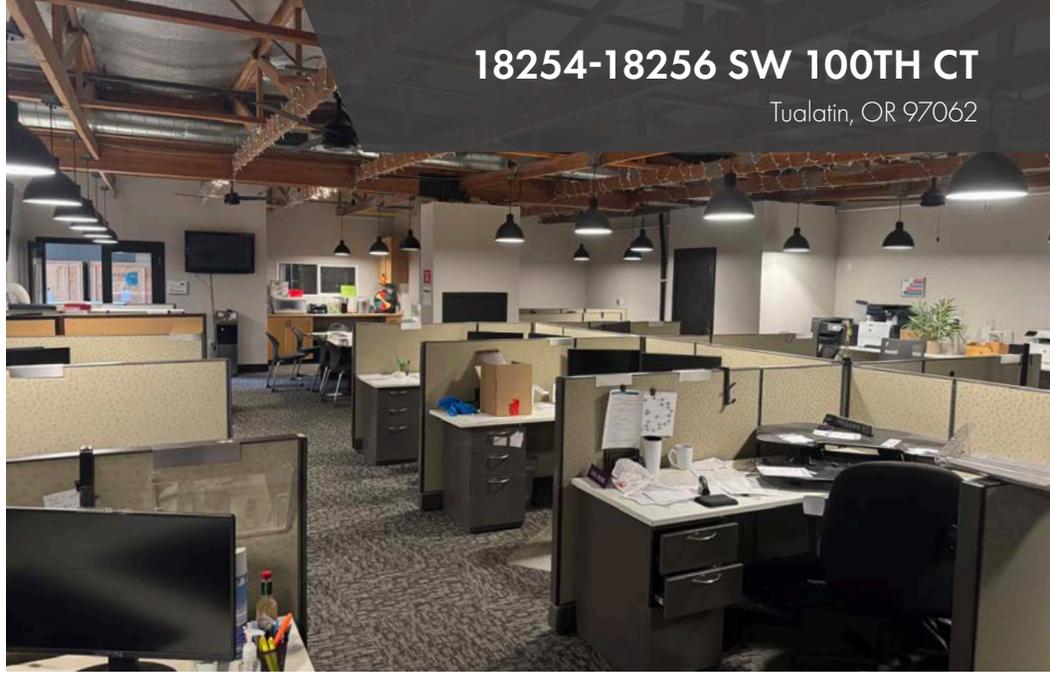
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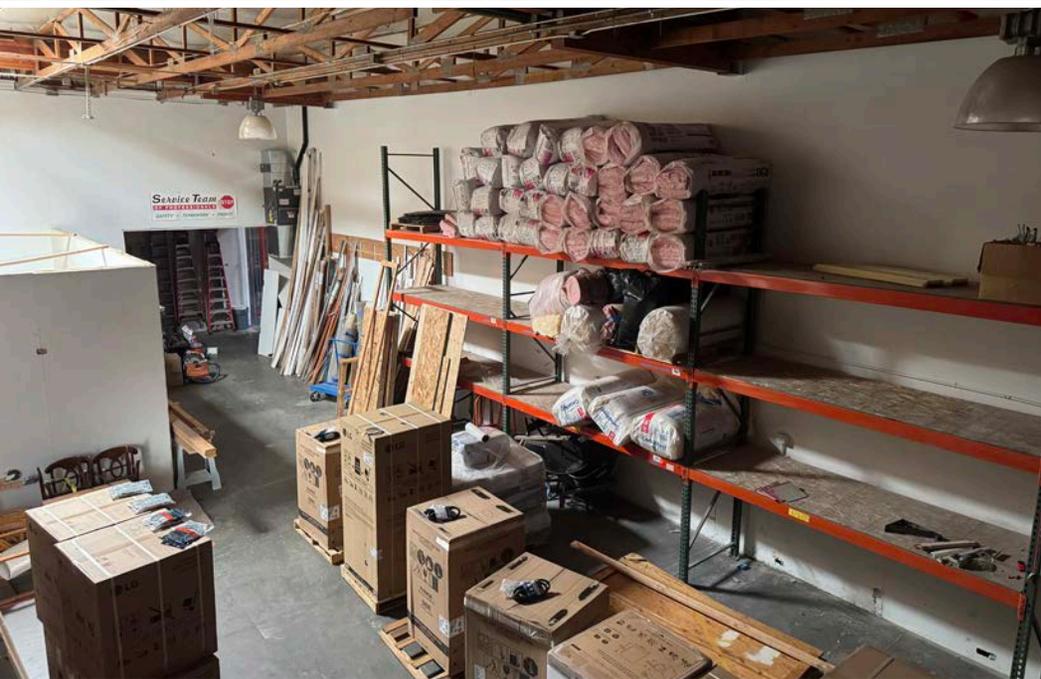
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PHOTOS



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Real Estate Purchase Scenario

18250-18260 SW 100th Ct

Purchase Price: \$2,499,000

Financing Offered By:



Pacific Western Bank is now Banc of California

Brad Benson: 503-784-0583



SBA LOAN STRUCTURE

	90%	100%
Building Purchase	\$2,499,000	\$2,499,000
Building Improvements (opt)	\$50,000	\$50,000
Appraisal & Phase 1	\$5,500	\$5,500
3rd Party Costs-Escrow, Title, Legal, Etc	\$12,000	\$12,000
Total Project Costs	\$2,566,500	\$2,566,500
Borrower Down-Payment: * as little as	\$273,500	\$10,000
Loan Amount	\$2,293,000	\$2,556,500

LOAN TERMS & CONDITIONS

Loan Term	25	Years Fully Amortized	Cash ↑ Savings
Interest Rate:		6.82%	7.0%
Monthly Loan Payment		\$16,481	\$18,069
Owner-Occupancy:	Minimum	51%	51%

OWNERSHIP BENEFIT ANALYSIS - Assuming 35% Tax Bracket

Net Rental Income from Tenant (Est)	\$0	\$0
Tax Benefit - Depreciation	(\$1,592)	(\$1,592)
Average Monthly Principal Deduction (5 yrs)	(\$3,614)	(\$3,962)
Effective Monthly Ownership Costs	\$11,275	\$12,515
Effective Monthly Ownership Costs Per SF	\$1.02	\$1.14

*The information on this sheet is not a commitment to lend. These are estimates based on basic information provided. Rates and structure subject to change as parameters are defined. Please consult your tax advisor

Brad Benson

503-784-0583

bbenson@PACWEST.com

#1 SBA Real Estate Lender in Oregon & SW Washington

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