

217 DISTRIBUTION CENTER

10950–11065 SW 11th St ■ Beaverton, OR

217 Distribution Center is a 5-building industrial campus near downtown Beaverton, Oregon. Its location directly on Highway 217, with connections to Highway 26 to the north and Interstate 5 to the south, makes it an attractive location for shipping around the Portland Metro area and beyond.



Colliers

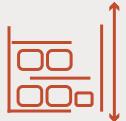
PROPERTY ATTRIBUTES



Easy freeway access



Freeway visibility



17-24' clear height



Dock & grade loading



Zoning: IND



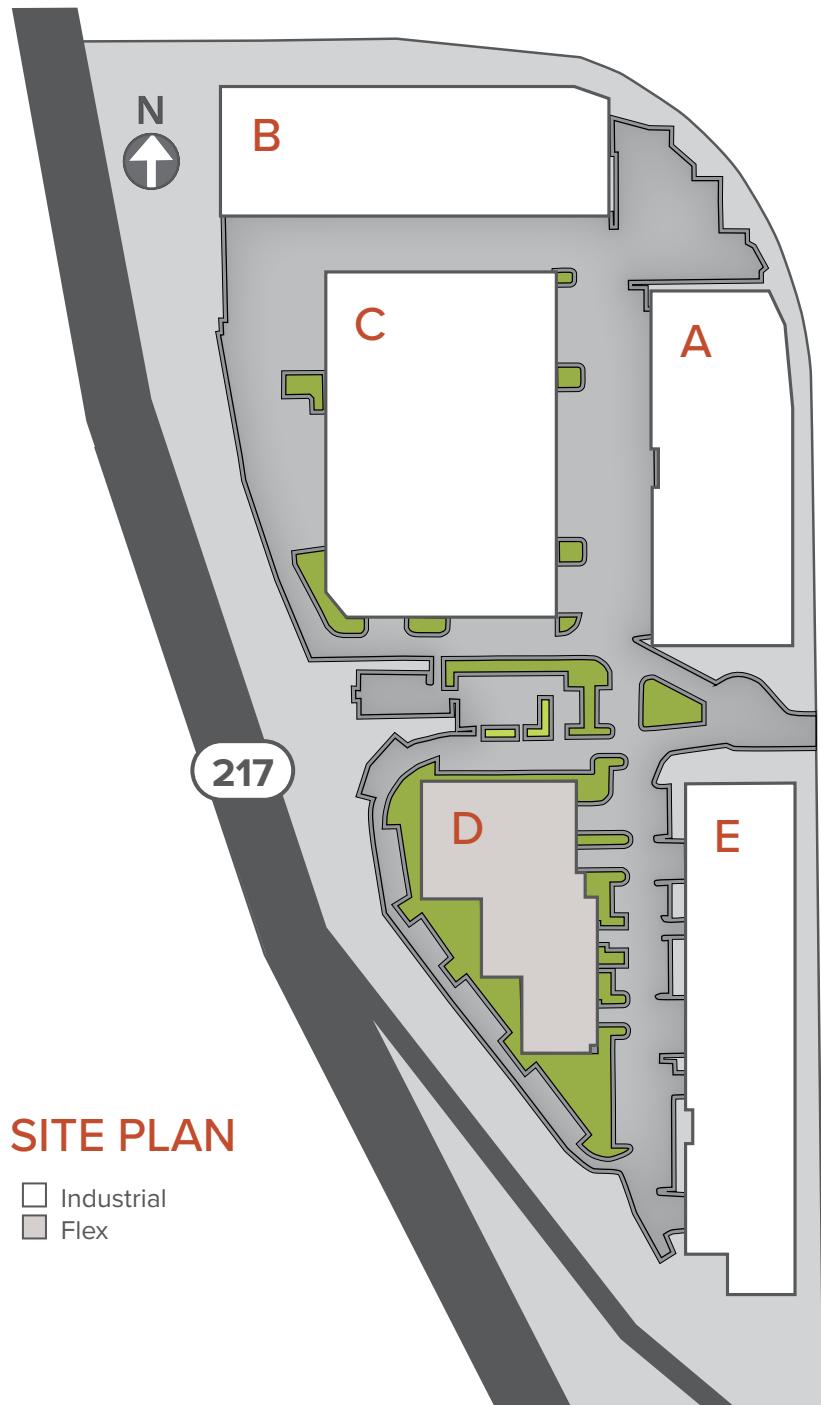
3 phase power



345 car parking spaces



Fully sprinklered



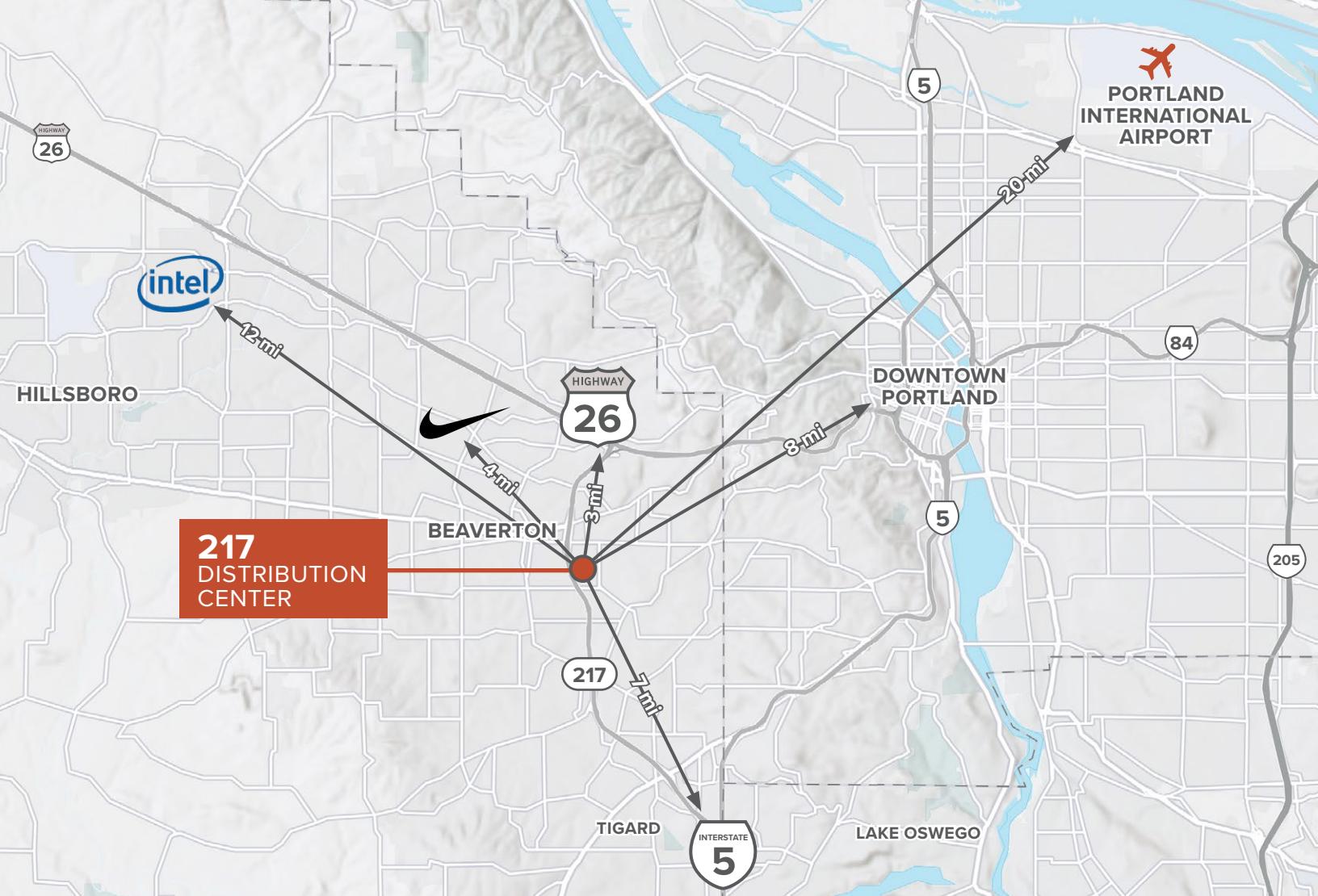


HIGHLIGHTS

- › Directly on Highway 217, with connections to downtown Portland (8 miles east) and I-5 (4 miles south)
- › Freeway signage available
- › 20 miles east of the Portland International Airport
- › Landlord open to doing tenant improvements
- › Located in the Beaverton Enterprise and E-Commerce zones
- › Leased & managed by Colliers



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LEASE RATES**



BEAVERTON ENTERPRISE & E-COMMERCE ZONES

217 Distribution Center is located within Beaverton's Enterprise Zone and E-Commerce Zone. These zones offer substantial tax benefits designed to encourage continued economic development in the area.

- › 3–5 year personal property tax abatement for new investment located within the zone
- › Credit for 25% of capital asset investment used inside the zone
- › Additional exemption on any newly-installed personal property, machinery, and equipment (costing \$1,000 or more per item)
- › For more information, visit [Beaverton's Enterprise Zone Program informational website](#)

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