

# 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.





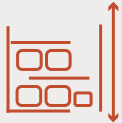
## PROPERTY ATTRIBUTES



Easy freeway  
access



Freeway  
visibility



17-24'  
clear height



Dock &  
grade loading



Zoning: IND



3 phase power



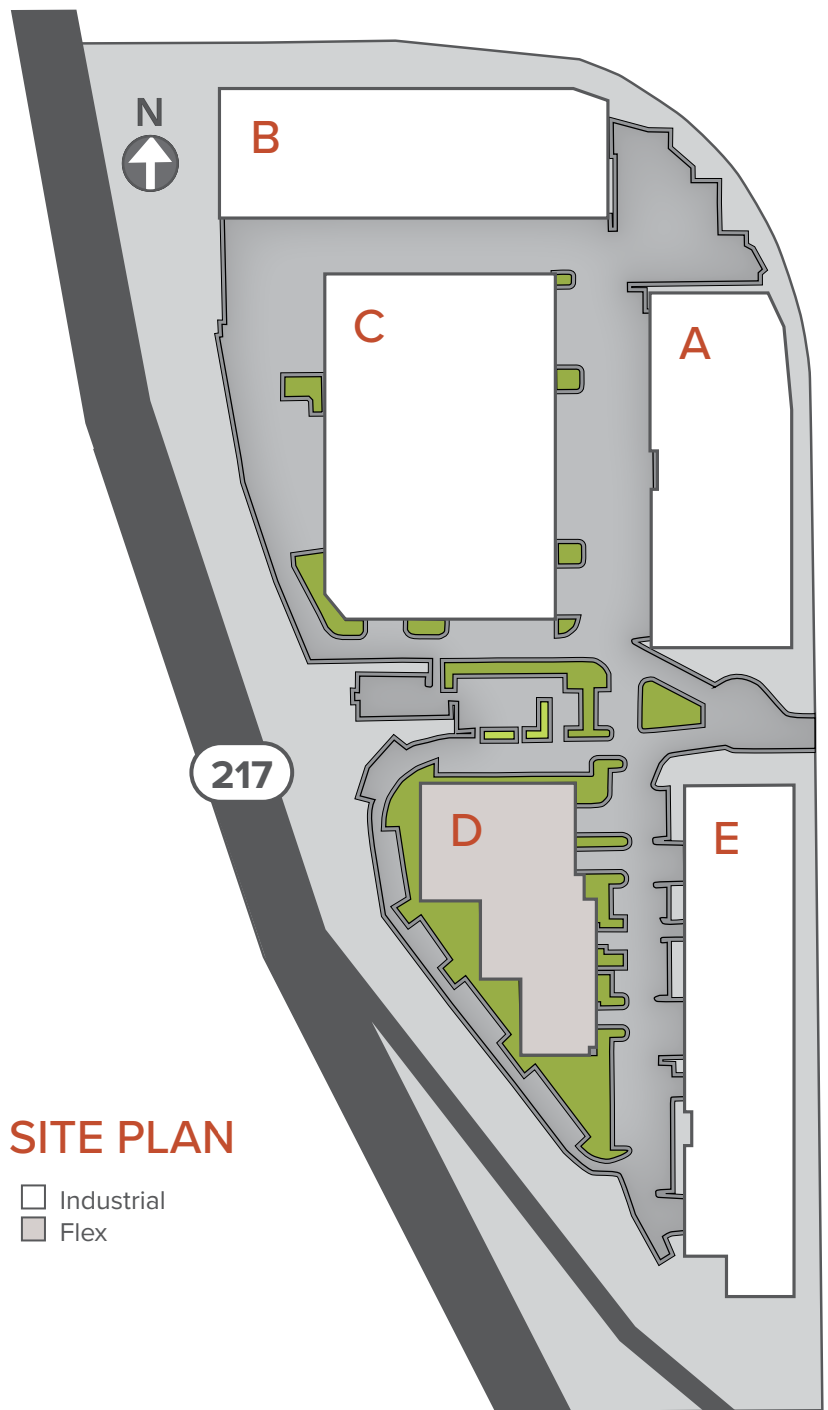
345 car  
parking spaces



Fully sprinklered

## SITE PLAN

- Industrial
- Flex







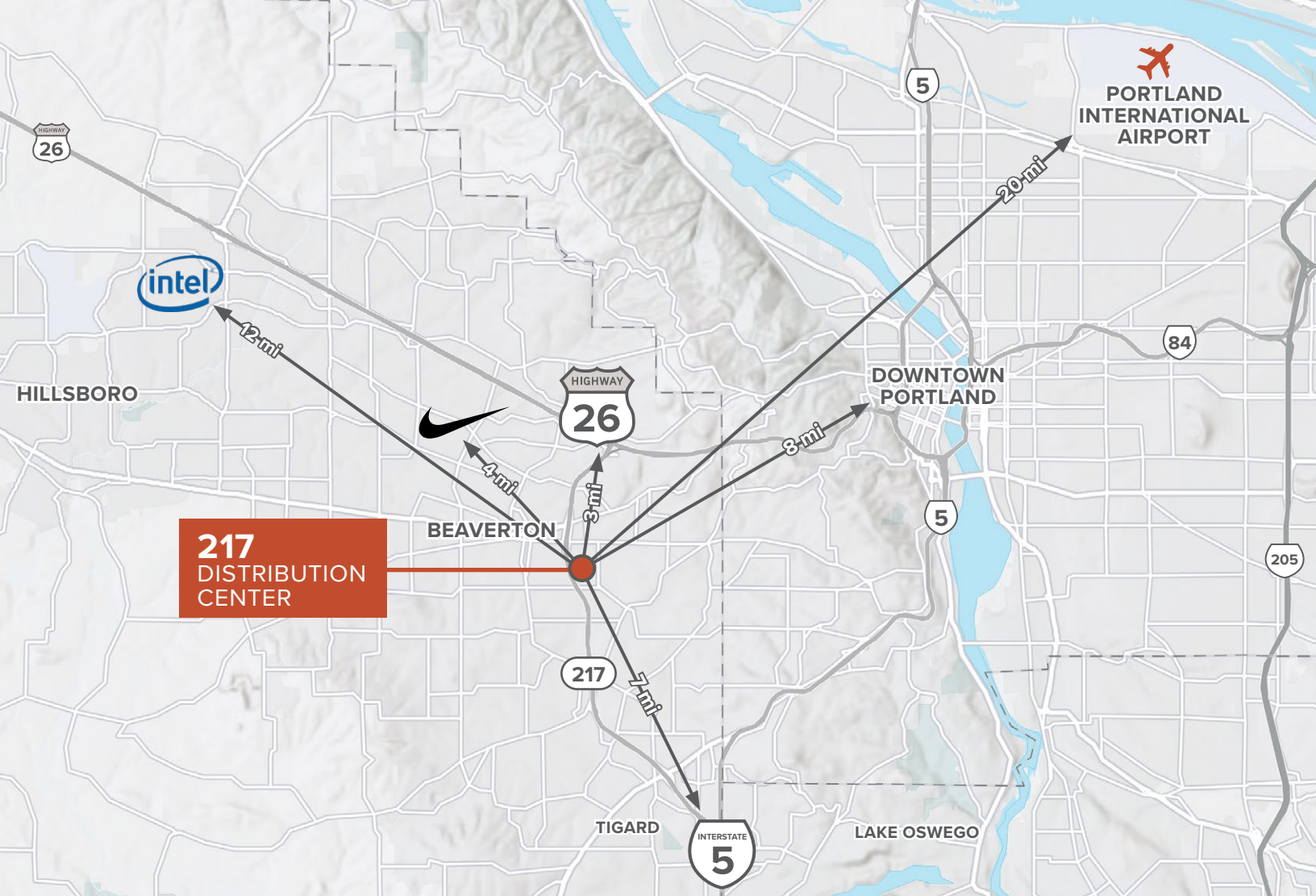
## HIGHLIGHTS

- › 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



CALL FOR  
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](#)

FOR MORE INFORMATION, CONTACT:

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