

12700 Southwest Hall Boulevard
TIGARD, OR 97223



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FOR
SUBLEASE



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PROPERTY DESCRIPTION

The property is 30,000 sq ft (100' x 250' free span) and located very close to I-5, HWY 217, TriMet MAX light rail, and frequent service bus routes.

PROPERTY HIGHLIGHTS

- Rail spur adjacent to the building
- Three 20' x 16' grade level roll-up doors
- One loading dock
- Clear height 18-24'
- Full sprinklers
- Power: 600A of 480V 3-phase
- New LED lighting
- Shared bathroom in building next door
- Optional ~1,000 SF office space including 3 large offices, common area, bathroom
- Optional ~1/2 acre paved & gravel yard

OFFERING SUMMARY

Lease Rate:	\$0.50 SF/month (NNN)
NNNs:	\$0.14/SF
Available SF:	30,815 SF
Building Size:	30,815 SF

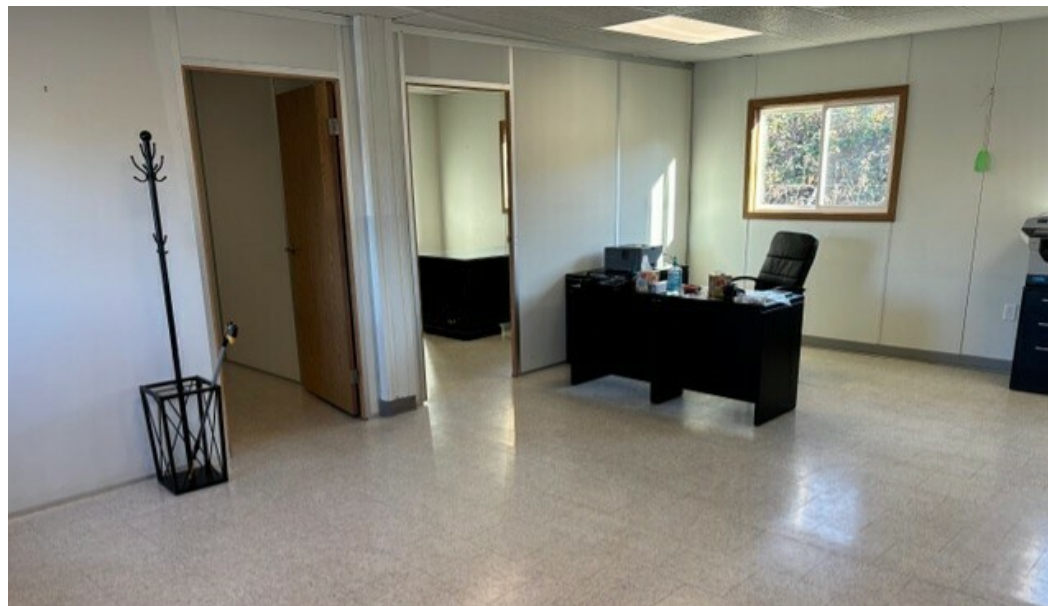
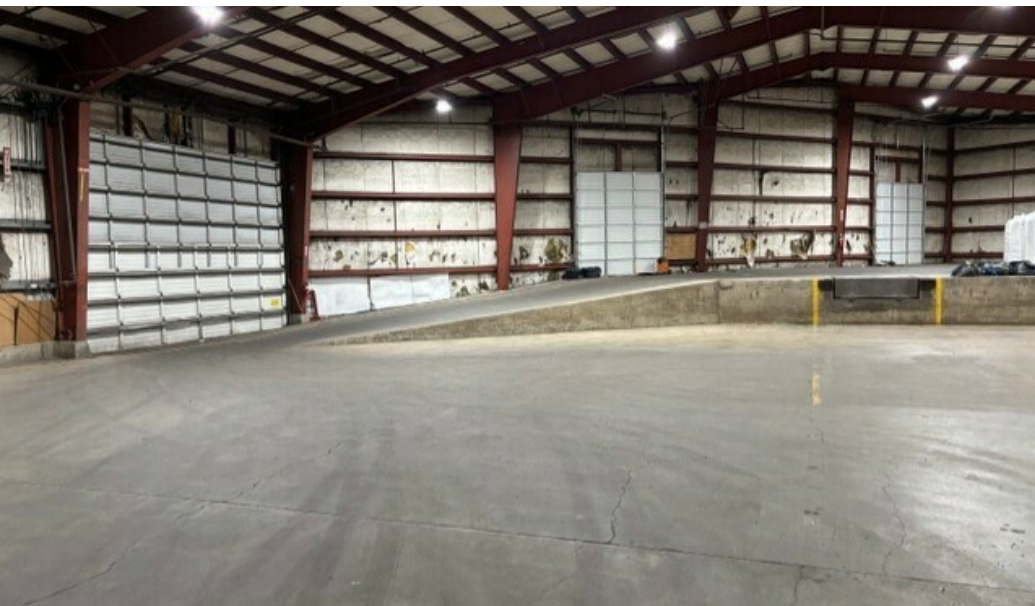


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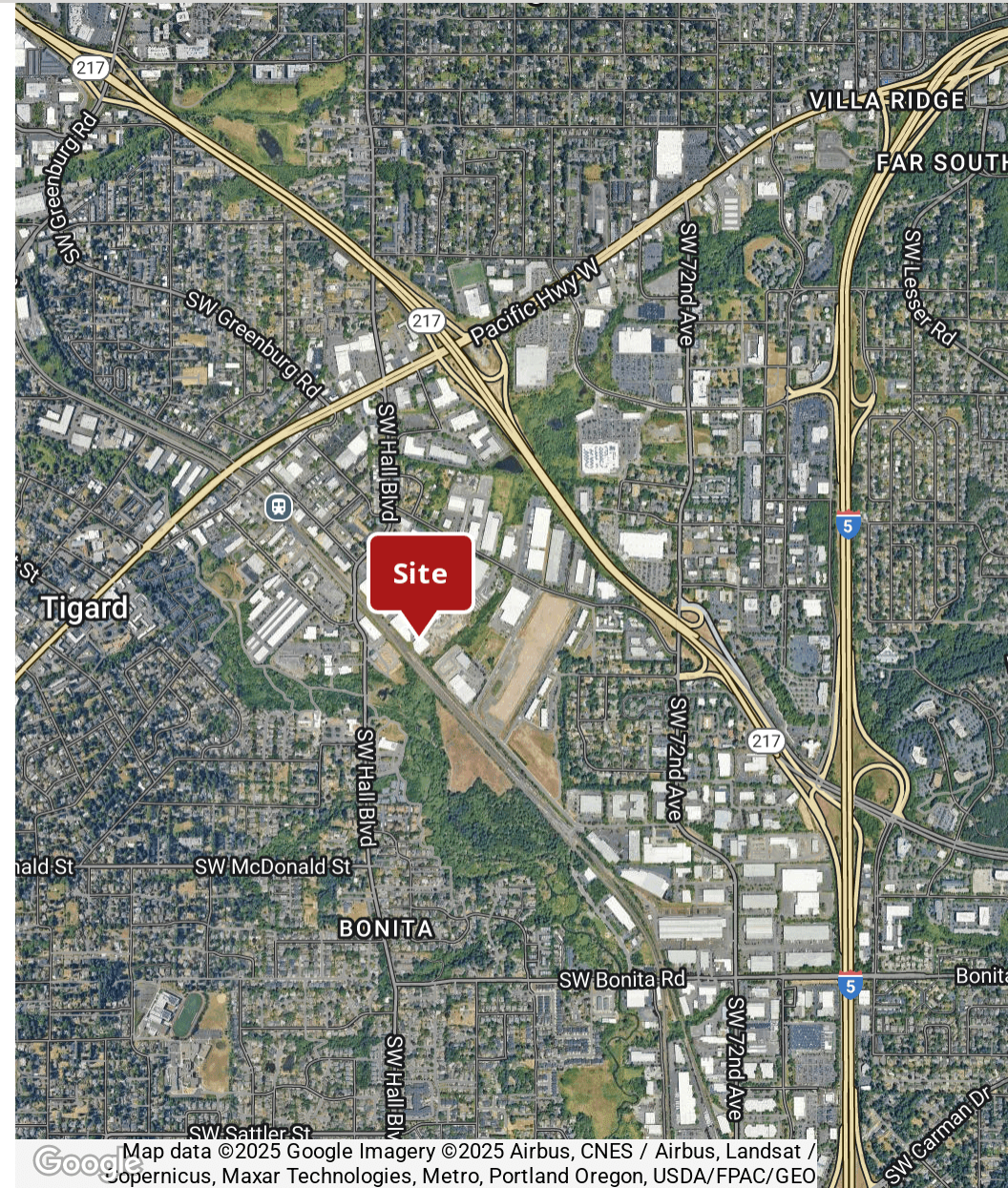
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LOCATION OVERVIEW

Conveniently situated in Tigard, this industrial sublease opportunity through November 2028 at competitive rates provides easy access to major highways, including Highway 217 and I-5, ensuring seamless connectivity for efficient logistics and transportation. The prime location offers businesses strategic access to key transportation routes, facilitating the smooth movement of goods and materials.



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