



FOR SALE / LEASE

OWNER-USER OPPORTUNITY IN DESIRABLE SUBMARKET

6920 SW 111TH AVE, BEAVERTON, OR 97008

NATHAN GETTY

503.972.7292

nathan@macadamforbes.com

CLAYTON MADEY, SIOR

503.972.7277

clayton@macadamforbes.com

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Owner-user opportunity in one of Oregon's most desirable submarkets. The property is well suited for a range of manufacturing, distribution, or industrial uses and benefits from strong connectivity to the greater Portland metro area.

PROPERTY HIGHLIGHTS

- Freestanding building
- Ready to occupy
- Dock & grade loading
- Heavy power
- 1 minute from Hwy 217

OFFERING SUMMARY

Sale Price:	\$3,850,000
Lease Rate:	\$15,000.00 per month (NNN)
Available SF:	17,694 SF
Lot Size:	43,125 SF
Zoning:	IND

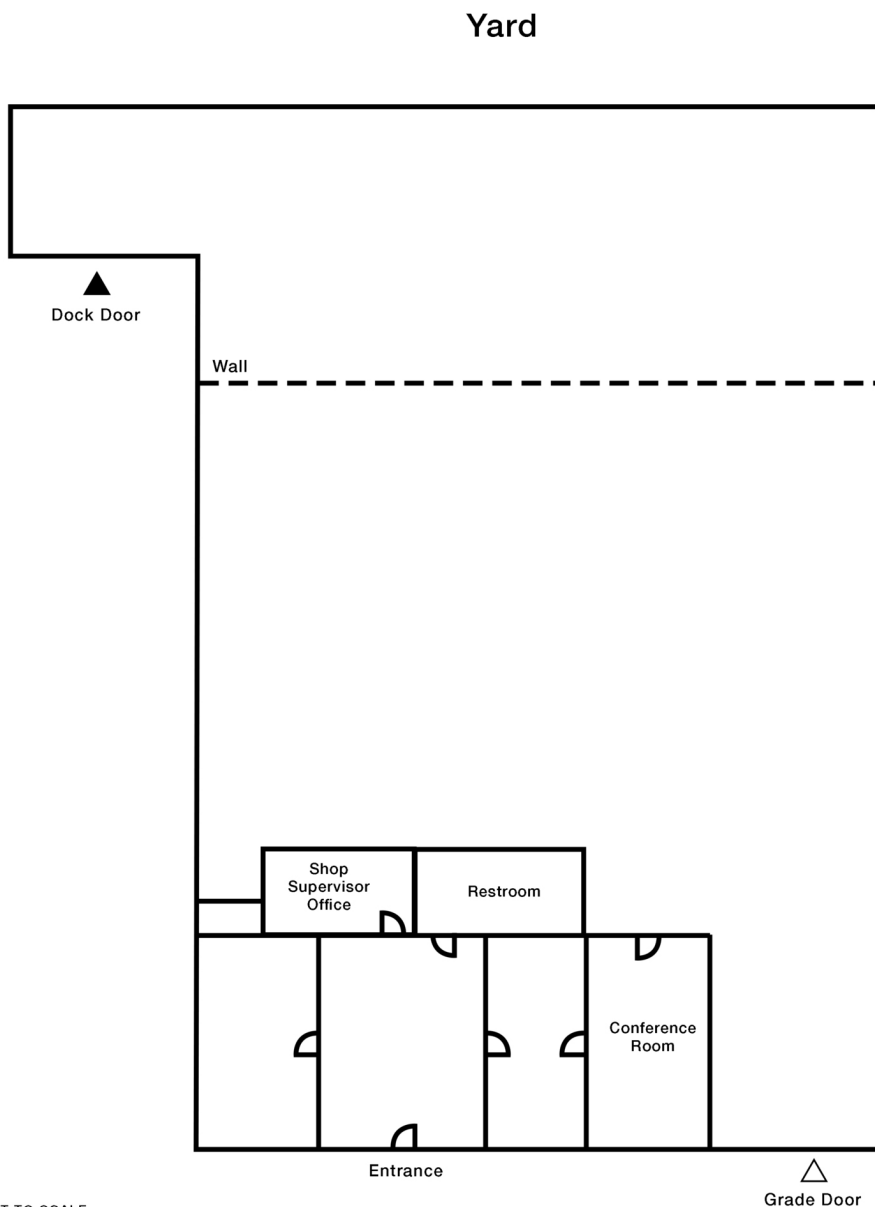


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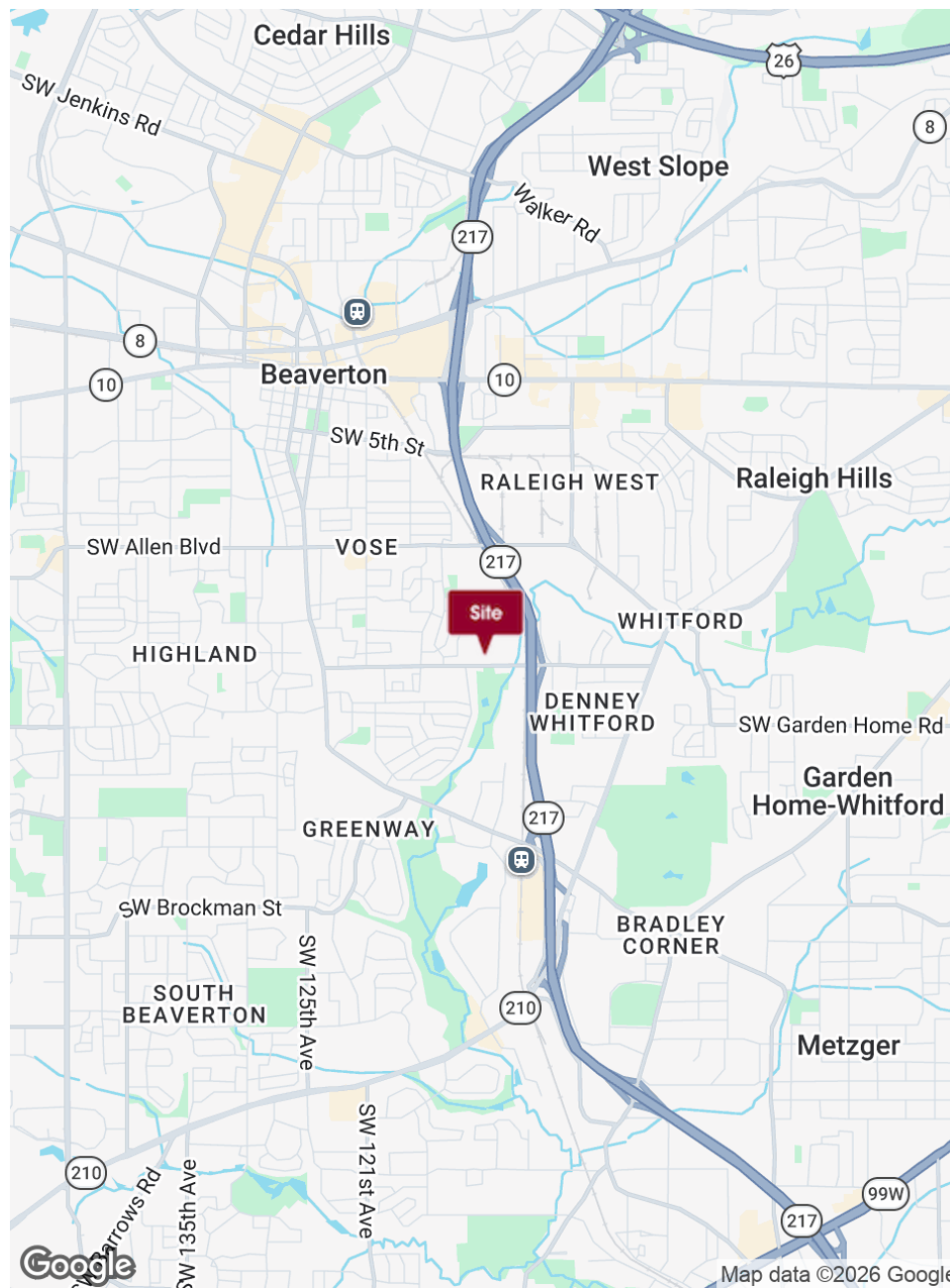
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NOT TO SCALE

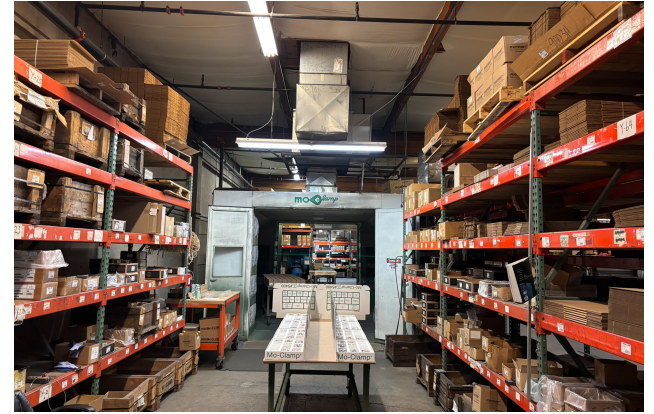


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LOCATION OVERVIEW

Strategically located in the heart of Beaverton's industrial corridor, the property offers immediate access to OR-217, providing efficient connectivity to the greater Portland metro.



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