

FOR SUBLEASE



TEMPERATURE CONTROLLED/ GENERAL WAREHOUSE

6750-6770 SW 111TH AVE | BEAVERTON, OR 97008

For more information or a property tour, please contact:

GREG NESTING

503.225.8440

GregN@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.

02/02/2026

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204
503.223.3171 • NORRIS-STEVENS.COM

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WAREHOUSE SPACE FOR SUBLEASE

DETAILS

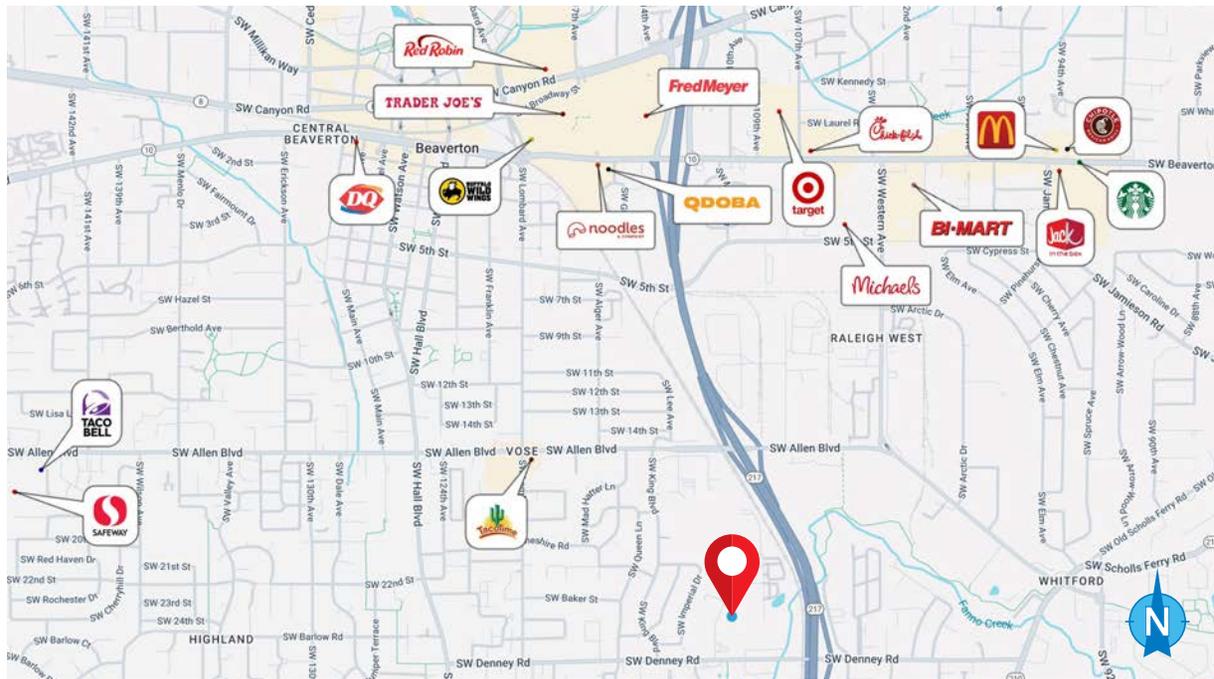
- Shell size: ± 26,585 SF
- Temp-controlled space: ± 15,217 SF
- Office size (1st floor): ± 3,314 SF
- Additional office: ± 2,149 SF on 2nd level
- Mezzanine: ± 1,010 SF storage
- Docks: 6 (six) doors
- Grade loading: 2 (two) doors
- Rate: \$0.90 PSF, NNN on shell

FEATURES

- Ideal for food processing/distribution
- Clear height 20' and cooler clear height 18.5'
- Approx. 277/480v, 3p, 1600 amps
- Floor drains
- Glycol chilling system
- Climate controlled loading storage
- Fenced yard area
- Off-street parking
- Can offer long term lease
- Near Hwy 217
- Minutes from Washington Square Mall and central Beaverton

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	15,756	141,855	360,792
Median Age	38.5	39.6	39.8
Households	6,627	60,594	149,134
Median Household Income	\$84,548	\$105,038	\$119,784



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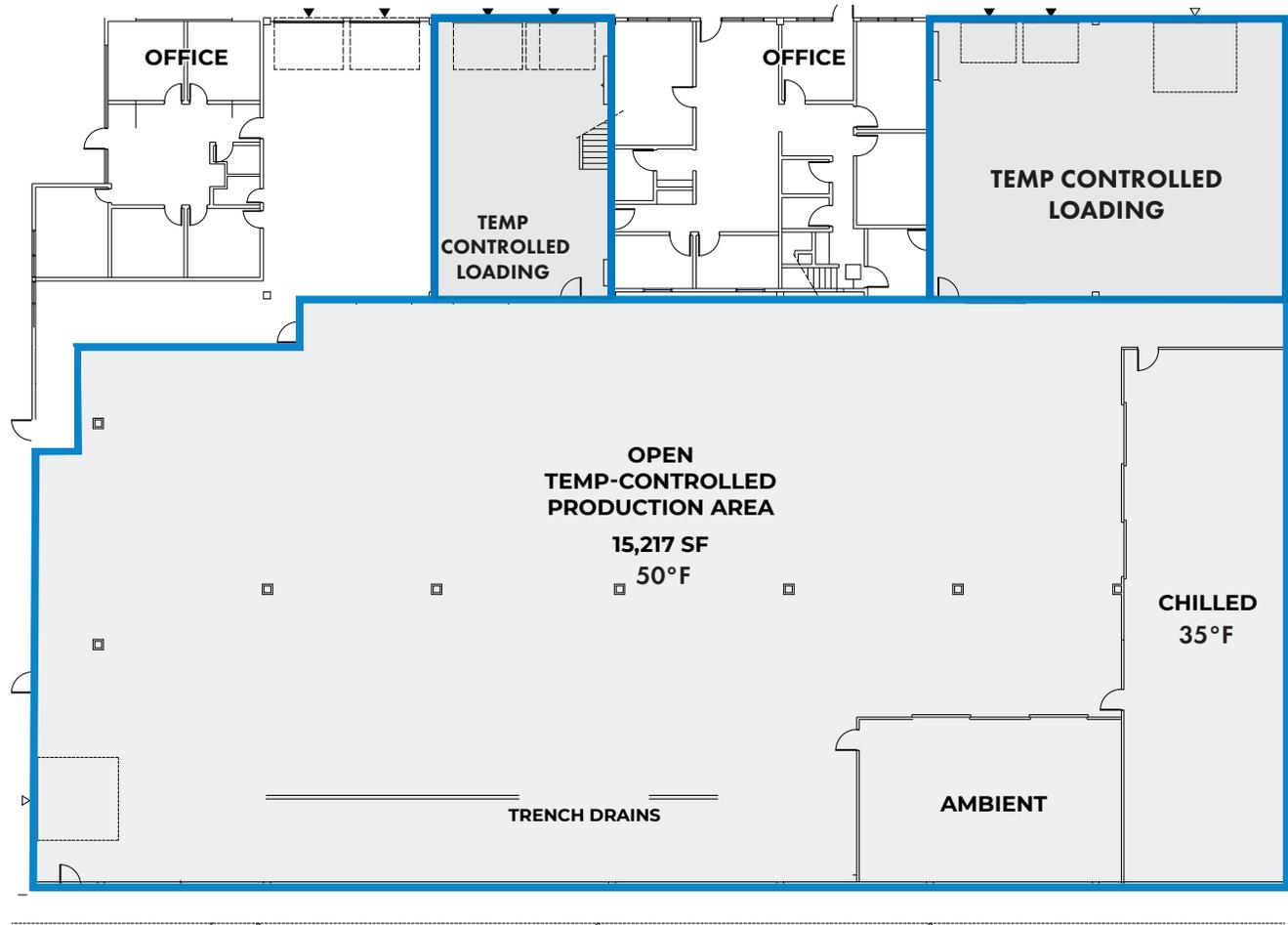
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- ▲ DOCK DOOR
- △ GRADE DOOR

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PROPERTY PHOTOS



YARD AREA



LOADING



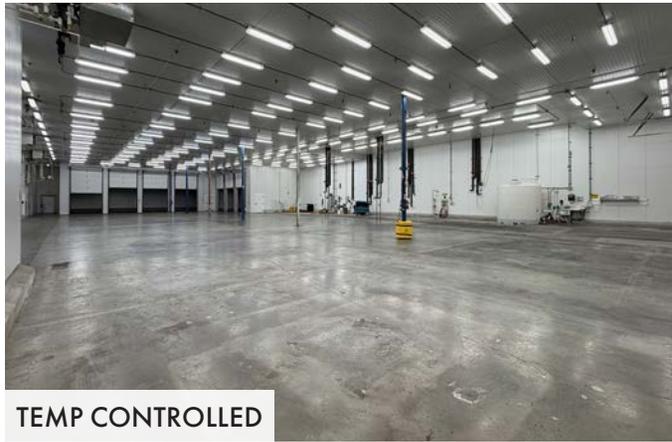
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TEMP CONTROLLED



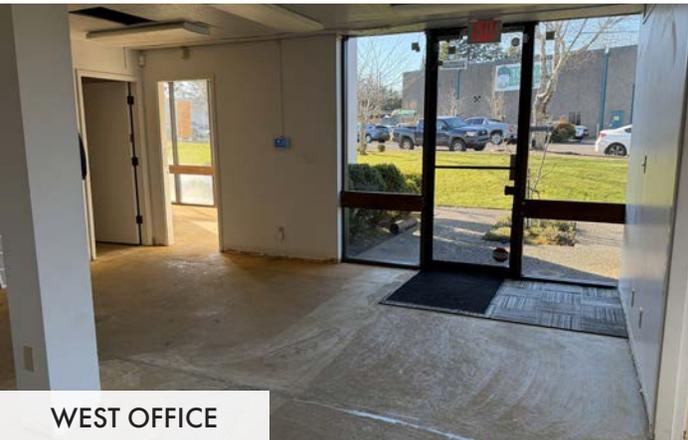
POWER



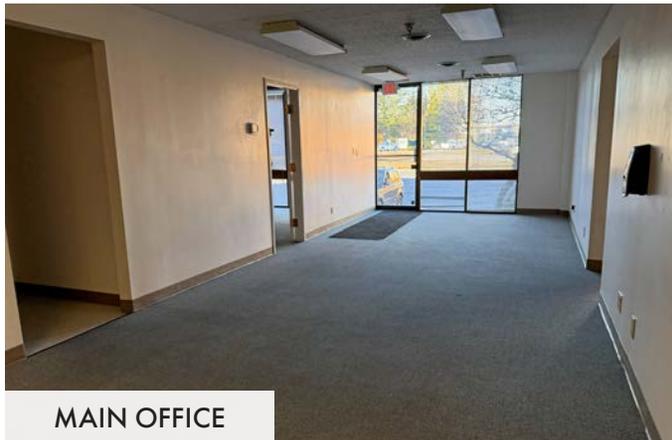
TEMP CONTROLLED



LOADING



WEST OFFICE



MAIN OFFICE



2ND FLOOR OFFICE

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TCN
WORLDWIDE
REAL ESTATE SERVICES

AMO

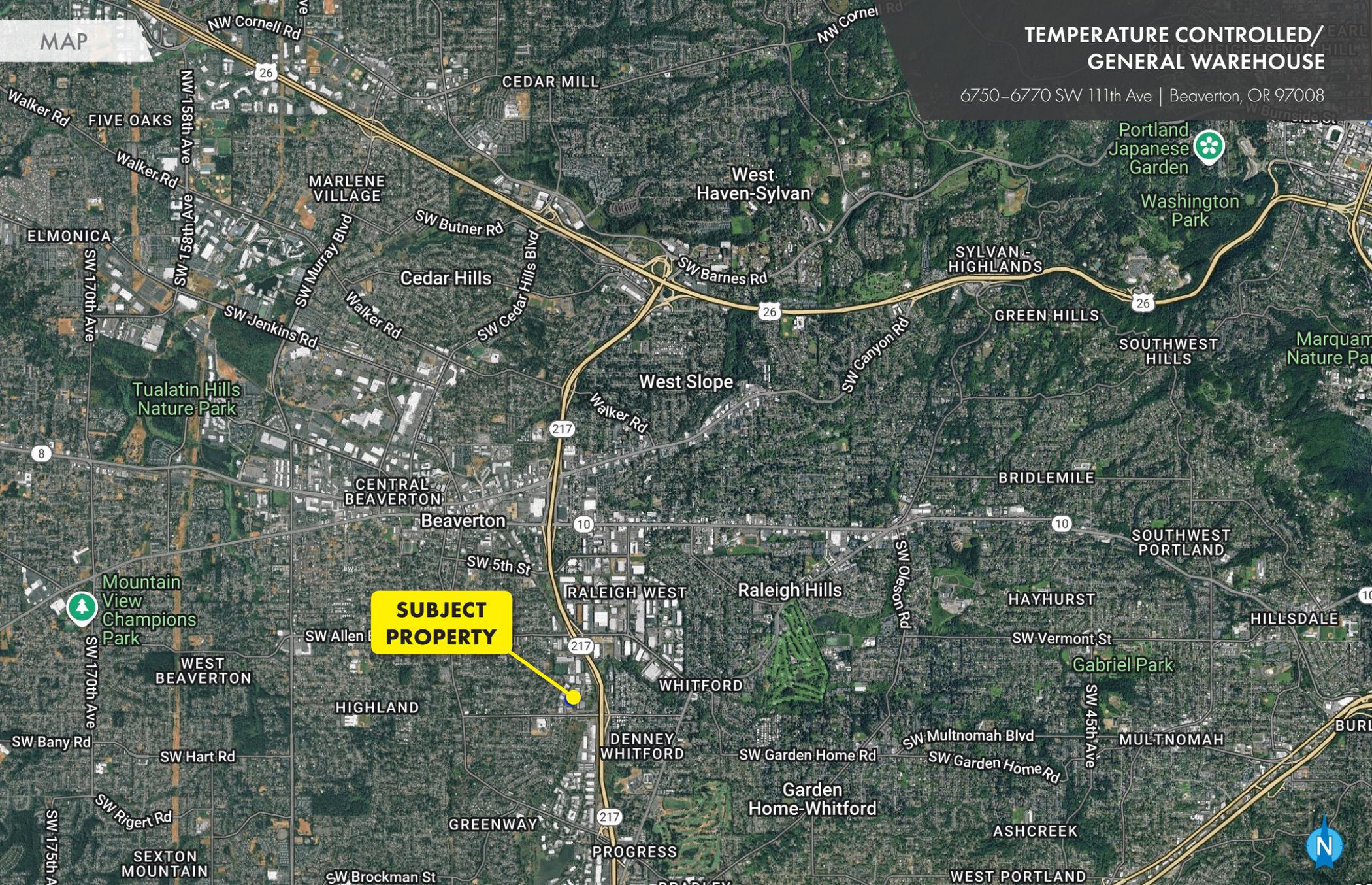
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MAP

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**SUBJECT
PROPERTY**

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