

EMPIRE INDUSTRIAL PARK: SUITE C AVAILABLE FOR SUBLEASE

7360 SW Bonita Road, Tigard, OR 97224 - Suite C



FOR SUBLEASE | Small Bay Industrial | Available Immediately

Rare Small Bay Industrial vacancy in a high-quality, single-story building at I-5 & Bonita Road. Easily Accessible to I-5 / HWY 217 and the entire Portland Metro Area.

Zack Danner

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Mark Hefner

Managing Director Investments
(916) 804-0262
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SUITE C

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AVAILABILITIES

Suite C	Available Immediately
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PROPERTY DETAILS & AMENITIES

Total SF	3,850 SF
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Monthly Rent	\$6,000 Full Service Gross
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Year Built/Reno	1986/2024
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Parking	5 Spaces
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Term	Through July 31, 2027 (or Longer Direct w/ Landlord)
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SUITE C

AVAILABLE IMMEDIATELY

- 69'6" deep x 55'6" wide
- Full Span, no vertical columns
- 18'6" ceiling, with 15' clear on centerline steel beam
- Office + Bath = 360± SF

ELECTRICAL:

- Ample power and voltage utilization
- 480V 3-phase 200A, paneled
- Feeding a 240V 3-phase 200A delta panel
- 120V circuits off of the delta panel
- 480V panel also feeds LED bay lighting installed in 2024

OFFICE

REST
ROOM