

## 1880 SW Merlo Drive, Beaverton Oregon

*Desirable location in Washington county Oregon, Portland metro-plex.*

This well-sited property consists of a single level 65,760 SF building with a large parking area. SCE-1 zoning provides for flexible use. See link below.

The property is within the city of Beaverton sponsored Enterprise Zone (EZ). The EZ program is a State of Oregon economic development program that allows for property tax exemptions for up to five years. In exchange for receiving the exemption for new capital investment, participating firms are required to meet the program requirements set by state statute and the local sponsor. See link below.

Current single tenant has been in place since 1989, will be vacating the building in Q4 2025.

Approximate dimensions and figures:

Land:

- 7.56 acres (329,056 sq. ft.)
- 200+ parking stalls (3/1,000sq ft)
- Adjacent to Merlo station on MAX Blue line, and PGE St Marys substation
- Washington county tax assessor

Building:

- 65,760 SF single level concrete tilt up built in 1978
- 18' Clear ceiling, currently configured as:
  - Warehouse: 27,720 SF-18' ceiling height
  - Warehouse/assembly: 24,050 SF- 10' dropped suspended ceiling height
  - Office, large breakroom/storage: 13,990 SF-10'suspended ceiling height (conditioned area)
- Column spacing: 40'
- 480 3-phase power, 8 runs 4" conduit, 1,600+(Est) AMPS, Switch vault in ROW on Merlo
- 2" water meter
- Wet Fire sprinkler
- 4 dock doors
- 1 Ground level Door

Potential:

- Additional development
- Maximum FAR: 2.0 (Floor Area Ratio)
- Maximum building height: 100'

NNN

SCE-1 Zone information link:

<https://online.encodeplus.com/regs/beaverton-or/doc-viewer.aspx?secid=440#secid-440>

EZ Program link:

<https://content.civicplus.com/api/assets/a950ef1f-f49a-4c3f-8eea-1dc225798dca>