

Wall Street Industrial Building

13170 SW WALL STREET, TIGARD, OR 97035

27,250 SF REMAINING

Stu Peterson, SIOR
503.972.7288
stu@macadamforbes.com
Licensed in OR & WA

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR LEASE

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

13170 SW Wall Street, Tigard, OR 97035



LOCATION DESCRIPTION

Ground Zero location for SW Portland at the intersection of Highway 217 and I-5.

PROPERTY HIGHLIGHTS

- Clear Height: 21-25 feet
- Sprinkled building
- 3 oversized street level doors
- Rail possible
- Yard area on the side of the building

PROPERTY DESCRIPTION

Street level doors are 20' wide. Site is partially in the 100 year flood plain. It is directly across the street from new city offices being built. Roof was redone in 2016.

OFFERING SUMMARY

Lease Rate:	Contact Broker
Estimated NNN:	\$0.15/SF/month
Available SF:	21,750 SF
Office Size:	5,500 SF



Stu Peterson, SIOR
503.972.7288
stu@macadamforbes.com
Licensed in OR & WA