



19440 19460

19440 + 19460 SW SHAW ST
ALOHA, OR 97078

CBRE

The Offering

CBRE, Inc. is pleased to present the opportunity to acquire two industrial buildings in Unincorporated Washington County. This asset delivers enhanced operational efficiency and security. Each facility is designed with three drive-in doors, facilitating seamless logistics and distribution, while office build-outs ensure administrative functions are optimally situated on-site, maximizing productive space.



Investment Highlights



100% OCCUPANCY



OFFICE BUILD-OUTS



NNN LEASE



AMPLE PARKING

PROPERTY DESCRIPTION



BUILDING 1

Square Feet	19,590
Office SF	1,672
Clear Height	16'
Drive Ins	3

BUILDING 2

Square Feet	36,310
Office SF	4,900
Clear Height	18'
Drive Ins	3



Property Overview

Address	19440 SW Shaw St, Aloha, OR 97078
Market/Submarket	Portland - Hillsboro
County	Washington
Parcel	R0356787
Pricing	Market Pricing
Zoning	IND (Industrial District)
Year Built	1976
Total Building SF	55,900
Lot Size (AC)	3.61
Lot Size (SF)	140,699
Occupancy	100%
Taxes (2025)	\$72,339.35
Parking Spaces	±105
Drive Ins	6

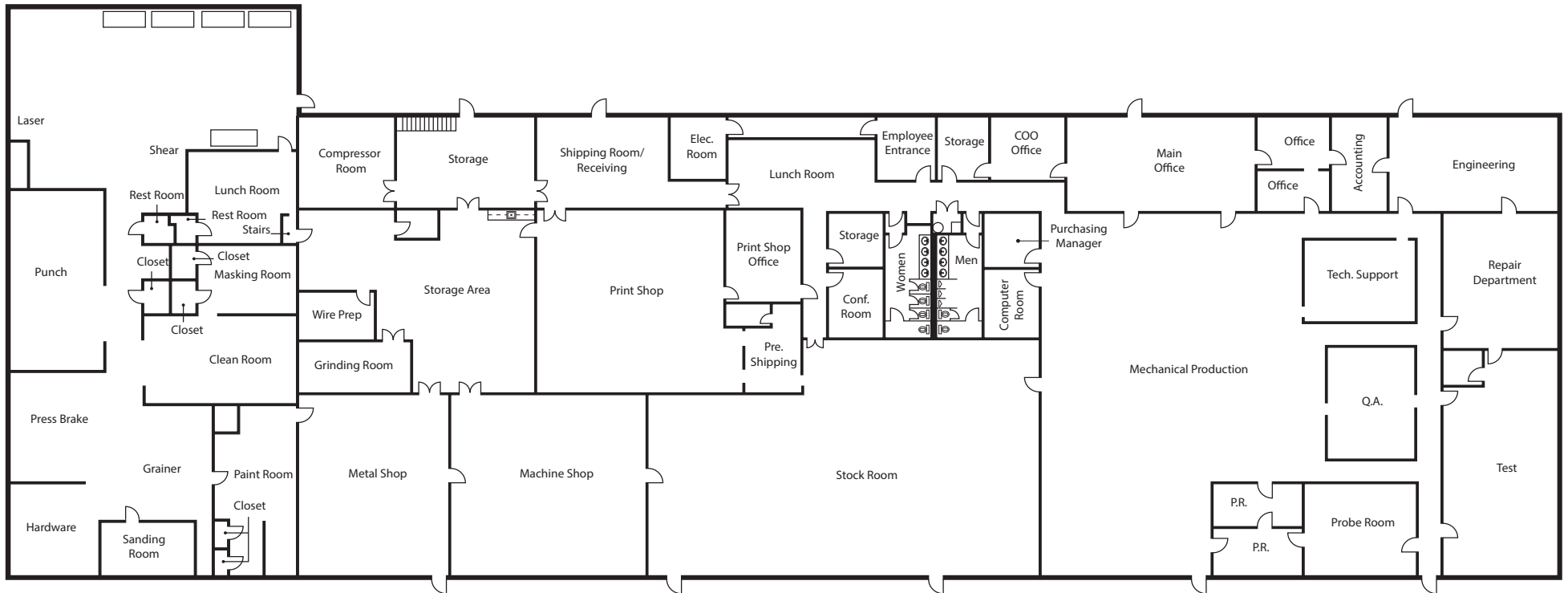
This strategic parcel presents two distinct buildings, thoughtfully designed to maximize both visibility and operational efficiency. The prominent Building 1, encompassing ±19,590 SF, benefits from exceptional exposure along both SW Shaw Street and SW Tualatin Valley Highway, further enhanced by convenient, all-sided parking for seamless access. Situated discreetly behind Building 1, the more substantial Building 2 spans approximately 36,310 SF and features three essential drive-in bays, providing critical functionality. Ample parking for Building 2 is readily available directly in front, complemented by additional perimeter parking that ensures comprehensive accessibility across the entire property.

Shaw Street



BUILDING B FLOOR PLAN

↑
Shaw Street



BACK OF PROPERTY

Parks Medical Electronics, Inc.

Parks Medical manufactures ultrasound technology and vascular systems out of the facilities at 19440 SW Shaw St. After over 60 years of operations, they are known for their products' quality and exceptional customer service. Business has been conducted at this location for 40 years.

COMPANY FAST FACTS

Name	Parks Medical Electronics, Inc.
Website	https://www.parksmed.com/
Year Established	1961
U.S. Headquarters	Aloha, OR
Sector/Industry	Medical Equipment Manufacturing
Number of Employees	51-200



LEASE ABSTRACT

Effective Date	8/31/2023
Expense Structure	NNN
Lease Term	5 years
Lease Expiration	8/31/2028
Monthly Base Rent	\$41,925
Annual Base Rent	\$503,100

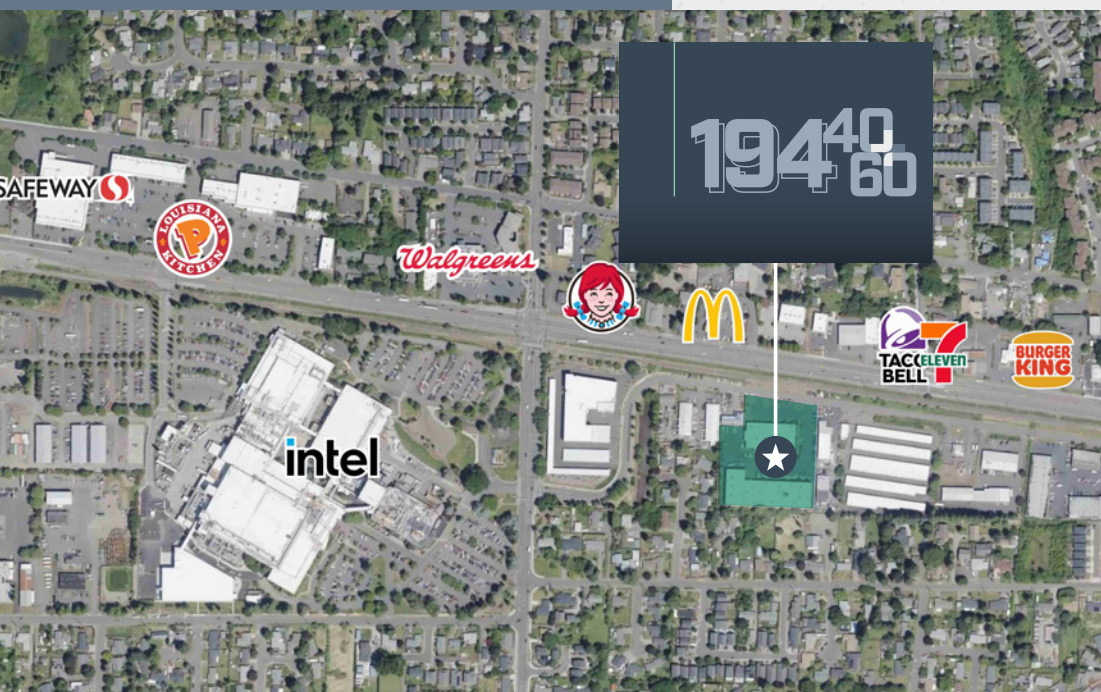
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INTEL ALOHA CAMPUS



LOCATION OVERVIEW

Aloha is an unincorporated community positioned between Beaverton and Hillsboro. 19440 SW Shaw St is in an industrial pocket within a well-established residential corridor. Neighbors to the east and west are in an industrial zone, but neighbors to the south have residential zoning. Located just off of Tualatin Valley Highway, investors gain access to a corridor that directly links to Beaverton, Hillsboro and key economic nodes throughout Washington County. Amenities line the highway while family homes sit behind the property, creating an ideal work environment.



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