



For Sale or Lease



Food Processing / Manufacturing / Distribution
CAMPUS IMPROVEMENTS UNDERWAY

AVAILABLE NOW: BUILDING 8 ± 34,252 SF
19300 SW TETON AVENUE, TUALATIN, OR 97062

Property Overview



BUILDING 8
34,252 SF

Built for Production

Anchored in Tualatin's premier industrial corridor, Cascade Production Park offers a rare large-scale manufacturing and distribution opportunity.

Purpose-built for Pacific Foods manufacturing operations, this multi-building campus combines heavy industrial capacity with build-ready food infrastructure and excellent regional connectivity.

With a legacy of production and prime 4-direction access to I-5 and I-205, Cascade Production Park offers private, self-contained facilities—each with individual parking, access, and ownership opportunity—ready to support the next batch of tastemakers.

**BUILDING 8 FOR SALE, LEASE
INDIVIDUALLY OR AS A PORTFOLIO**



Wastewater
Treatment



Floor
Drains



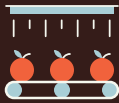
Heavy
Power



Air Handling
Equipment



21' Clear
Height



Food Grade
Lighting



Property Highlights

KEEPING IT CLEAN

- On-site wastewater treatment
- Floor drains and air-handling equipment in place
- Build-ready temp-controlled production and storage areas
- Flexible floor plan accommodates lab, kitchen, production and R&D areas

BRINGING THE HEAT

- 2,500 Amps, 277/480v, 3-Phase power
- Dock and grade-level access streamline distribution
- ~21' clear height to support various production, equipment and material handling layouts

RIPE FOR GROWTH

- Adaptable campus supports expansion or reconfiguration
- Build-out can be configured to tenant requirements
- Ample parking and private access to standalone building
- Strategic location within Portland Metro



Former Operation



ADDRESS

19300 SW Teton Ave., Tualatin, OR 97062

34,252 SF

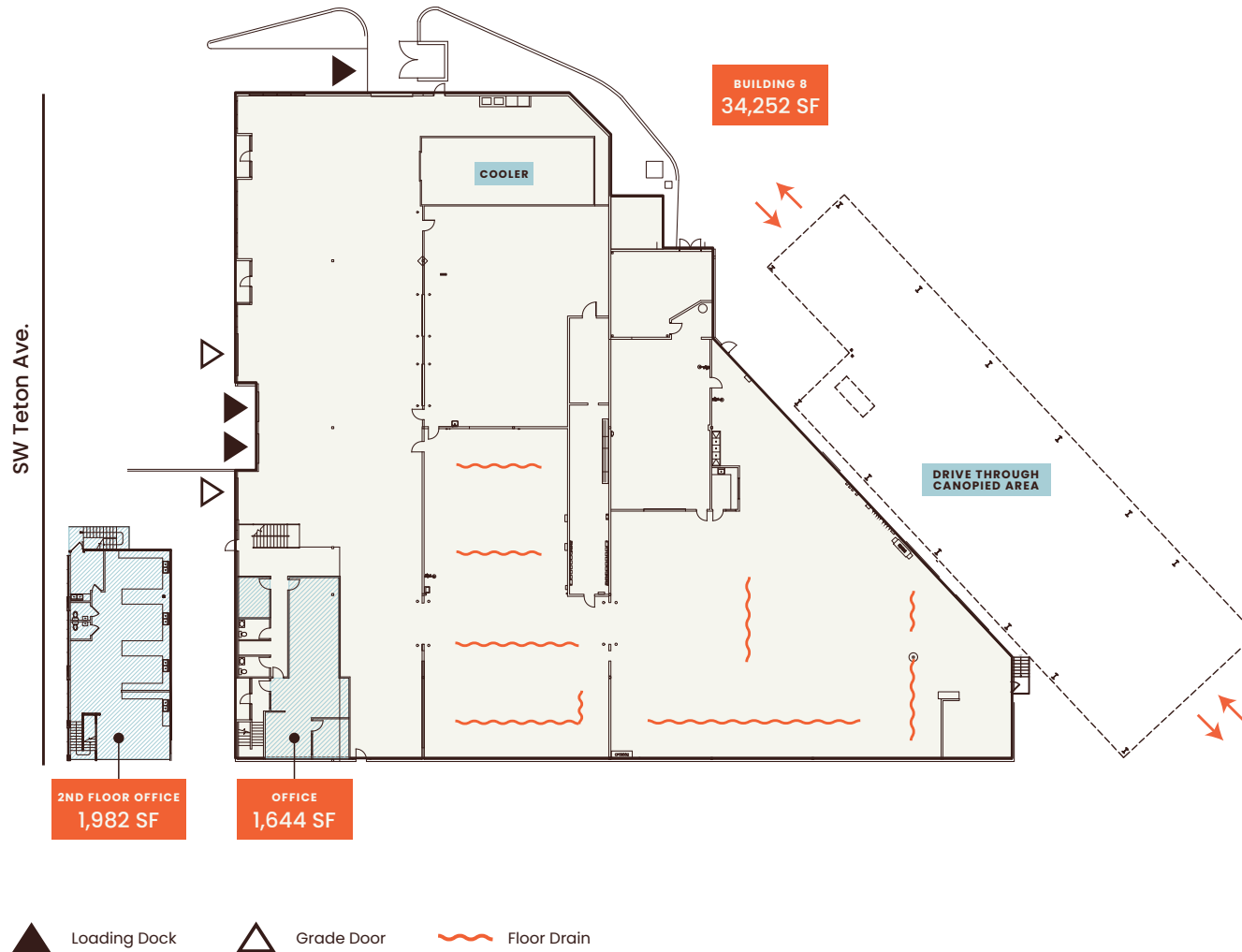
Building

8

Features

Shell SF: 34,252 / Office SF: 3,626

- **Use Type:** Industrial - Food/Beverage Processing, Manufacturing, Distribution
- **Clear Height:** 21'
- **Dock High Doors:** 3
- **Grade Level Doors:** 2
- **Power:** Est. 2,500 Amps, 277/480v, 3-Phase
- **Lighting:** Food Grade
- **Zoning:** MG - General Manufacturing
- **Sprinkler Type:** Wet System
- **Parking:** ± 25
- **Additional Features:** Dropped Ceiling Production Areas, New Roof, Sloped Floors, Floor Drains



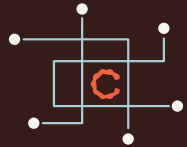
Former Operation



Former Operation



Location Features



CENTRALLY LOCATED

Near I-5, I-205, 99W, Tualatin-Sherwood Road,
SW 124th Bypass; 13 minutes to Downtown Portland



COMMUTER RAIL ACCESS

Walking distance to WES Commuter Rail



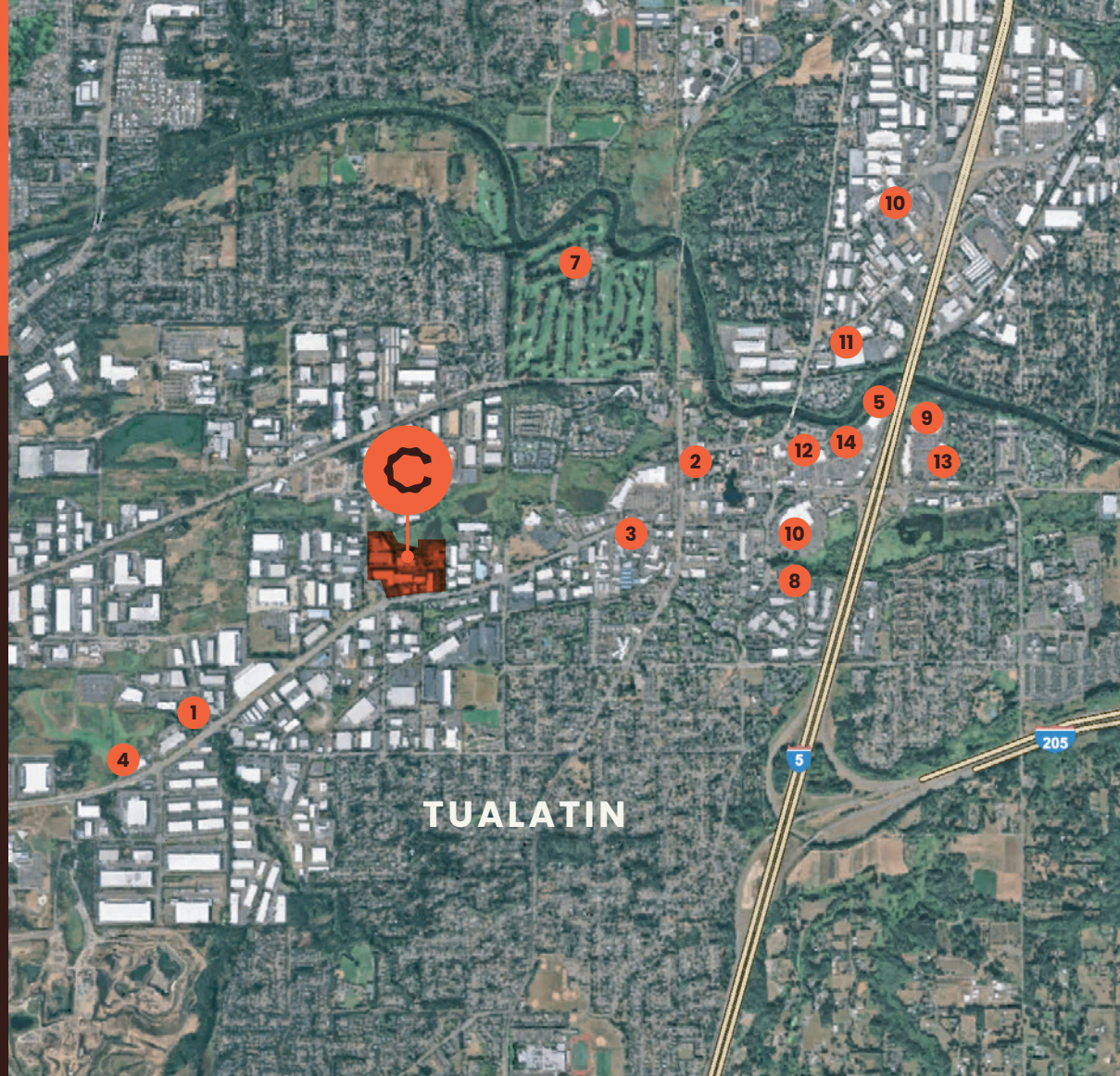
STRONG CORPORATE NEIGHBORS

Amazon, LAM Research, Perlo Construction, Milgard,
PGE, and many more



NEARBY SHIPPING

UPS, USPS, FedEx, Amazon



Nearby Amenities

DINING & BEVERAGE

1. La Industria
2. Mashita Teriyaki
3. Dutch Bros Coffee
4. Ancestry Brewing

SERVICES & RECREATION

5. LA Fitness
6. Bay Club Portland
7. Tualatin Country Club
8. Comfort Inn & Suites

RETAIL

9. Best Buy
10. Fred Meyer
11. REI
12. New Seasons
13. PetSmart
14. Bass Pro Shops



Leasing & Sale Information

PLEASE CONTACT BROKERS FOR PRICING



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A Project By: _____

