



Investment or Owner-User Opportunity

8380 SW Nyberg St.
Tualatin, OR 97062

Features:

- Warehouse, back office, retail showroom ability all-in-one
- Owner-User or multi-tenant opportunity with separate entrances
- Dock High loading
- Ample parking
- Pylon Signage

Property Profile:

Site Size	25,265 SF 0.58 AC	Zoning	CC, Central Commercial
Building Area	11,274 RSF	Docks	1 Ext.
Sale Price	\$1,975,000	County	Washington County
Map No.	2S124CB00400	Built	1959
Parking	15 lined stalls (2 ADA)		

*Note – Property is located in Special Flood Hazard Area designated by FEMA

Contact:

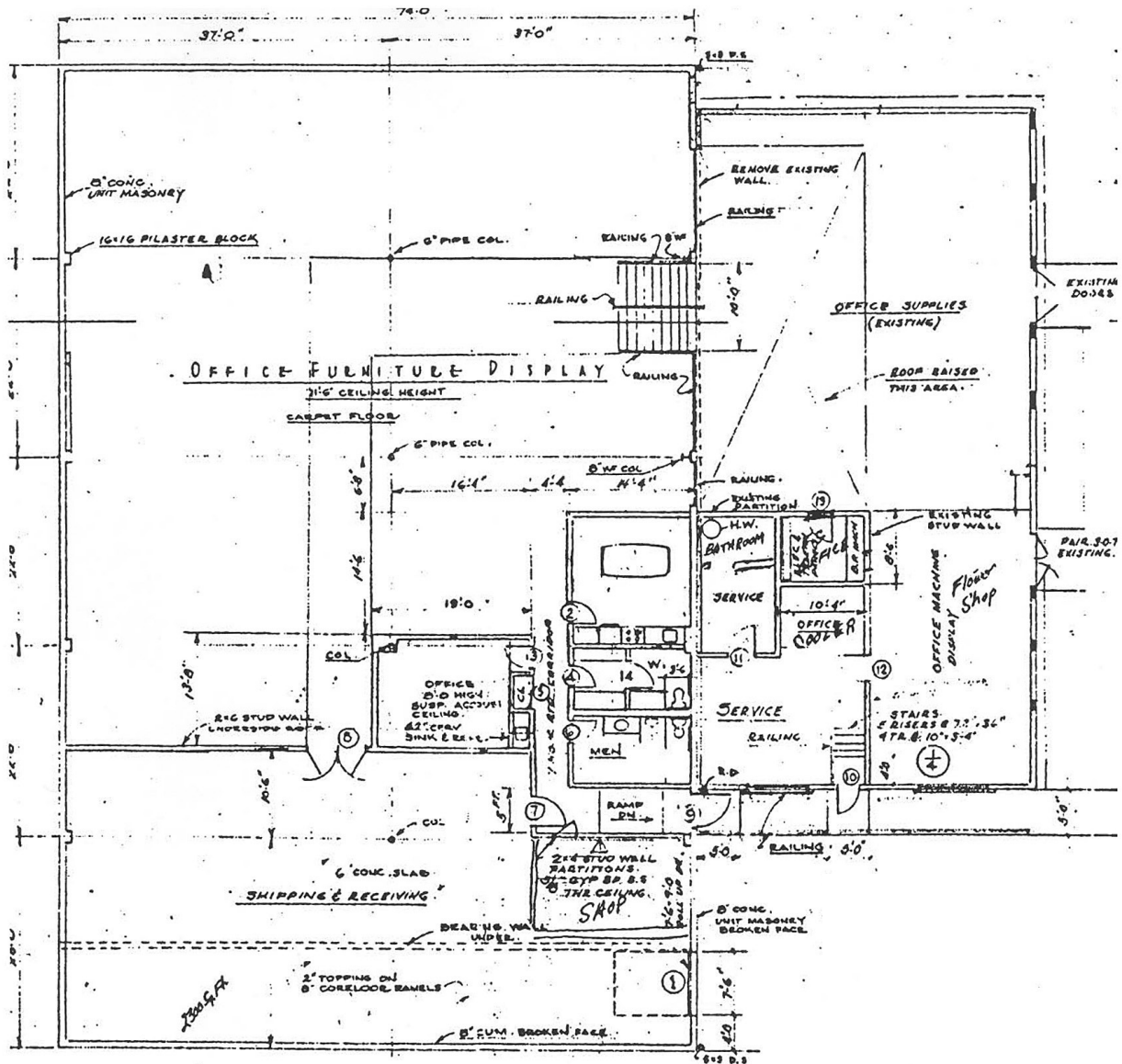


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Existing Floorplan



Location Features

- A block from Tualatin Lake at the Commons, a hub for events, restaurants and boutiques
- Easy access to public transportation, including Washington County Commuter rail
- Close proximity to I-5

Flex Storage



Reception Area



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Office



Showroom



Lower Level Conference Room



Parking Lot Entry



Loading Dock



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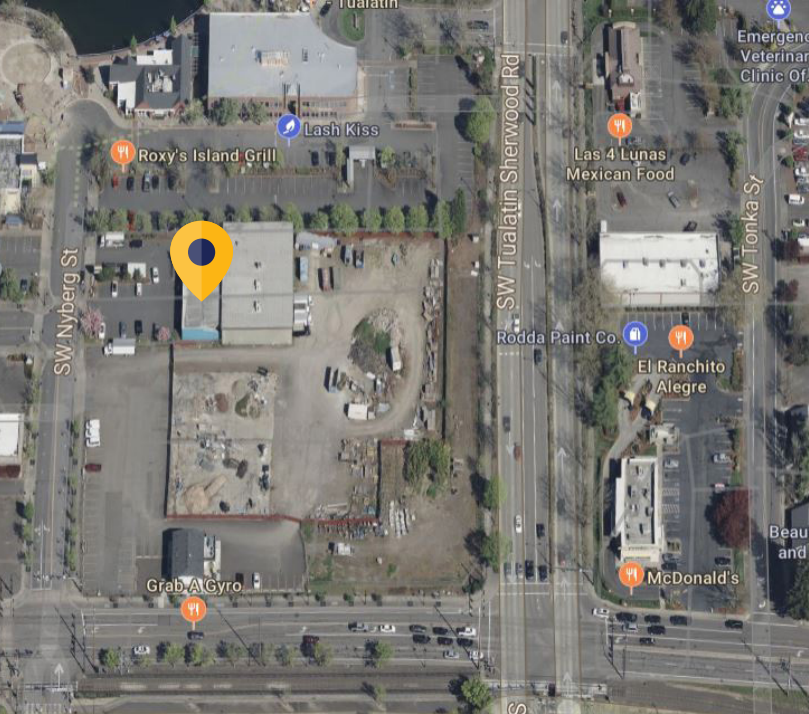
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Pylon Signage



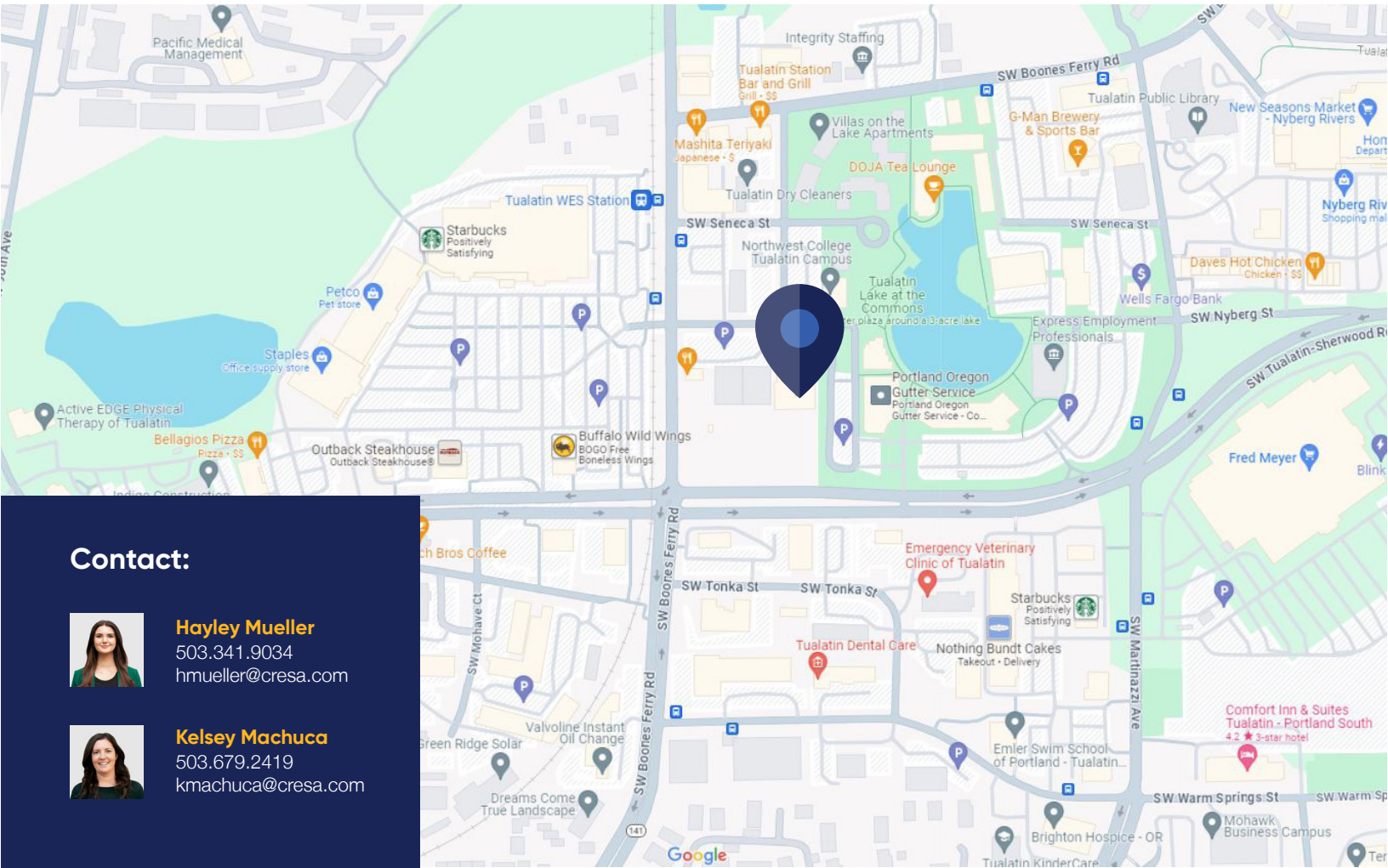
Warehouse





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