

12225
ENTRANCE →

WILL CALL

FOR SALE / LEASE

HEDGES CREEK BUSINESS CENTER

12225 SW MYSLONY STREET, TUALATIN, OR 97062

RHYS KONRAD

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

Rare owner/user opportunity in Tualatin. The building is available January 1, 2026, and offers a unique opportunity for a company to acquire their building in a supply constrained market. The building offers plentiful loading doors, and its prior manufacturing use includes disbursed restrooms, compressed airlines, and electrical distributed throughout the warehouse.

PROPERTY HIGHLIGHTS

- New exterior paint and roof
- 26' clear height
- 22 dock doors
- Power: 800 amps, 480/277V 3-Phase
- Stacked office: 3,000 SF per floor
- Shower in office
- Conditioned showroom on lower floor
- Zoned MG

OFFERING SUMMARY

Sale Price:	\$14,000,000
Lease Rate (Shell):	\$0.85 SF/month (NNN)
Lease Rate (Office):	\$0.95 SF/month (NNN)
Available SF:	73,520 SF

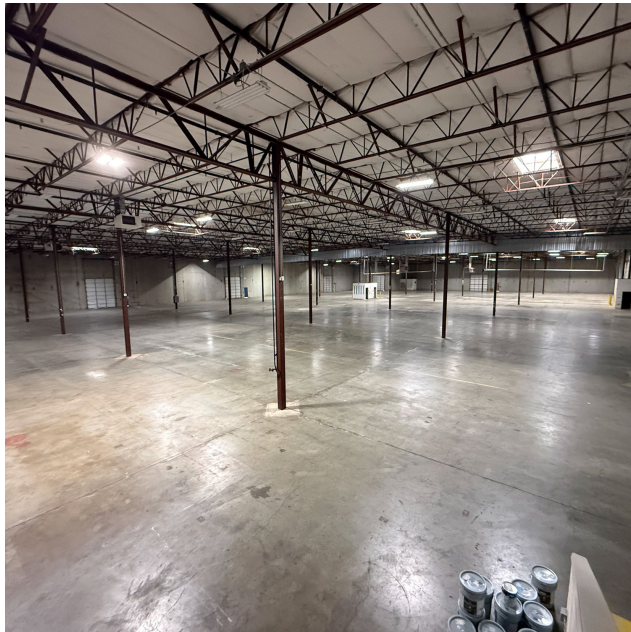


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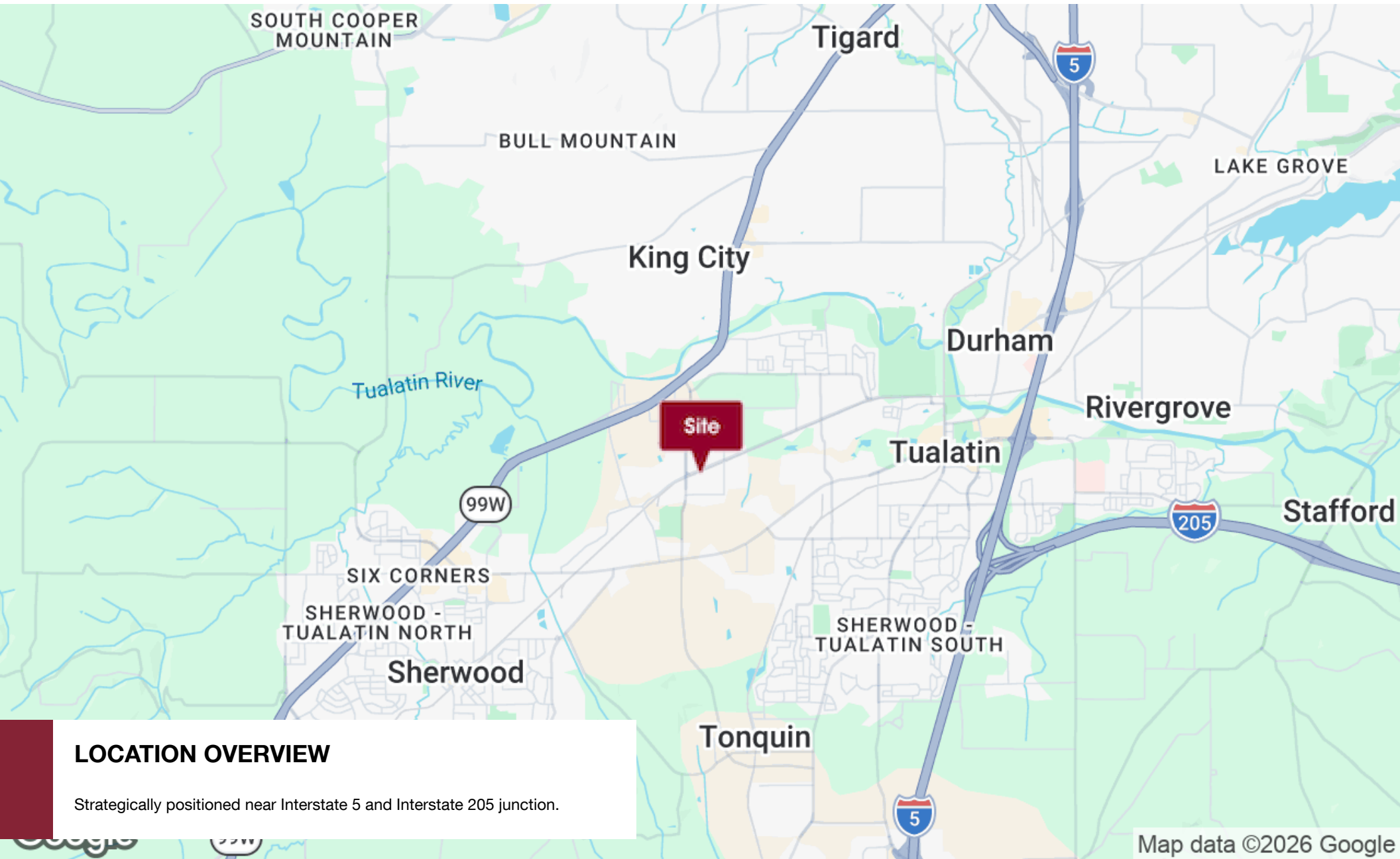
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LOCATION OVERVIEW

Strategically positioned near Interstate 5 and Interstate 205 junction.

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