



FOR SALE / LEASE

# HEDGES CREEK BUSINESS CENTER

12225 SW MYSLONY STREET, TUALATIN, OR 97062

**RHYS KONRAD**

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## 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

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



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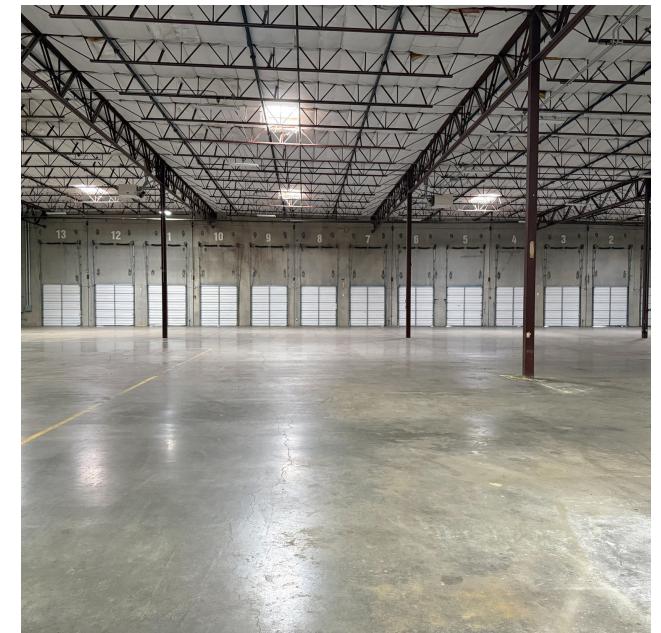
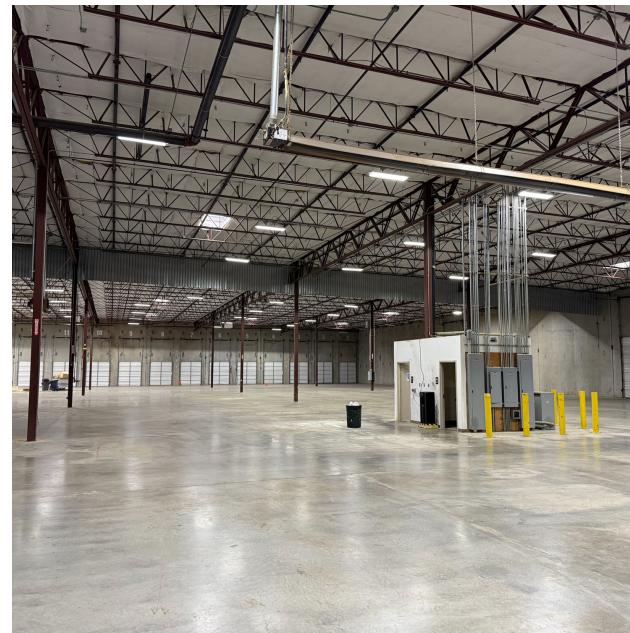
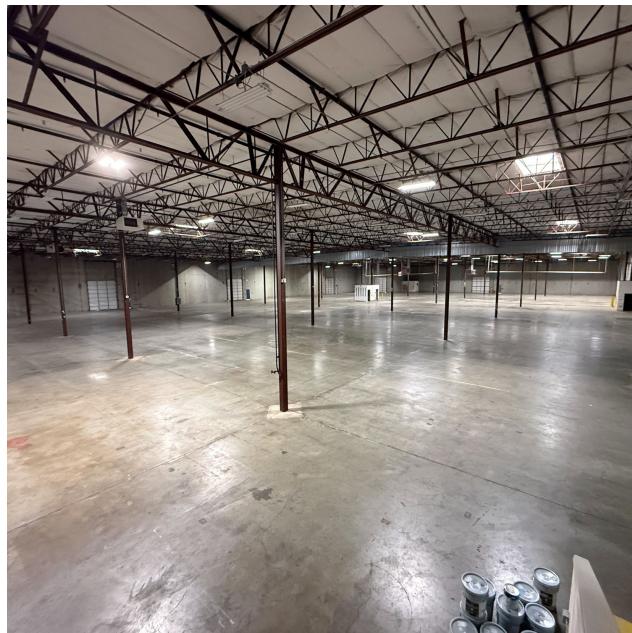
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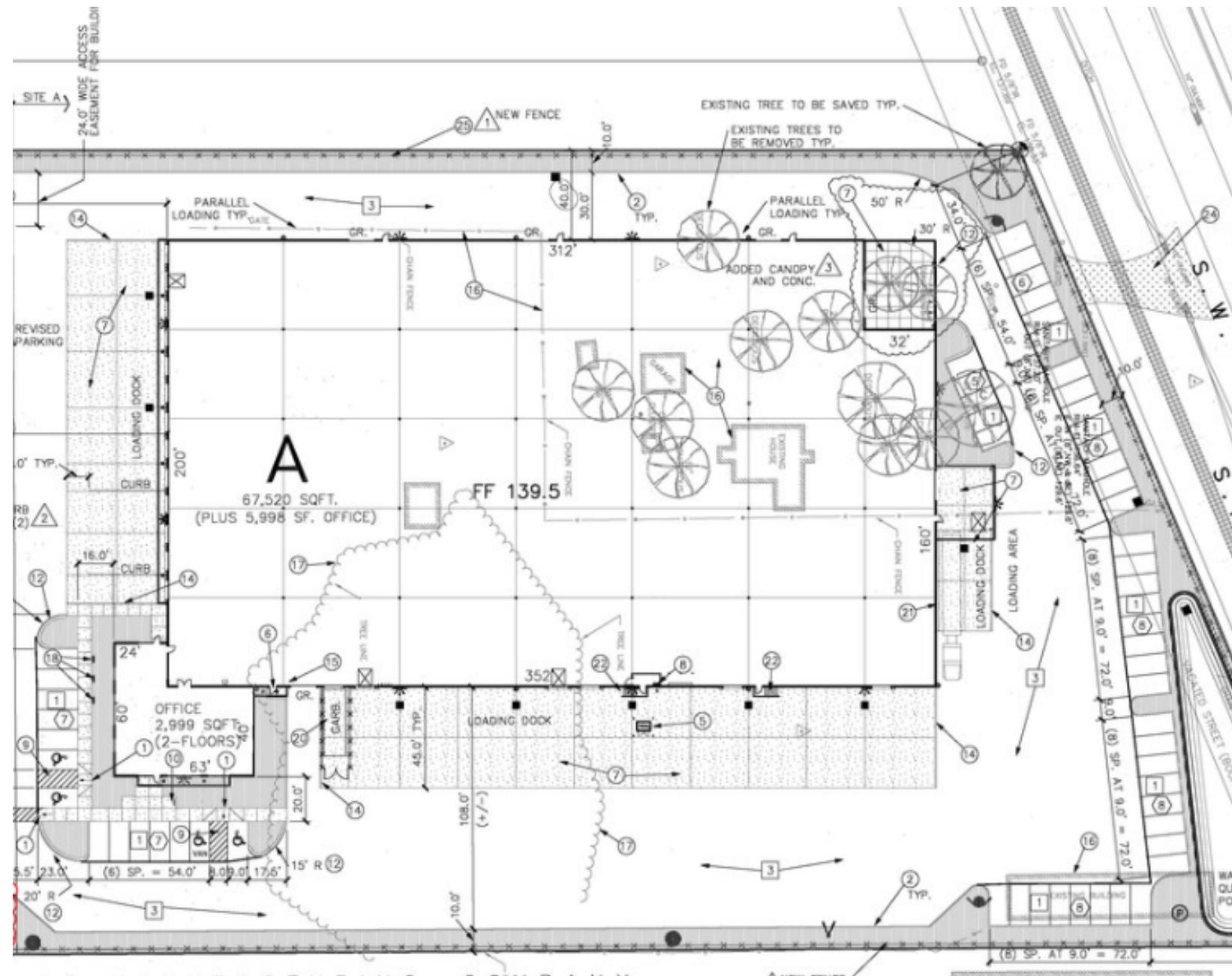
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[www.macadamforbes.com](http://www.macadamforbes.com) | 503.227.2500 All the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy; however, we do not guarantee it.



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## KEVIN VANDENBRINK

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## LOCATION OVERVIEW

Strategically positioned near Interstate 5 and Interstate 205 junction.

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