

FOR SALE & LEASE

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

- Available January 1, 2026
- 26' clear height
- 22 dock doors
- Power: 800 amps, 480/277V 3-Phase
- Stacked office: 3,000 SF per floor
- Conditioned showroom on lower floor
- Zoned MG

Sale Price:	\$14,000,000
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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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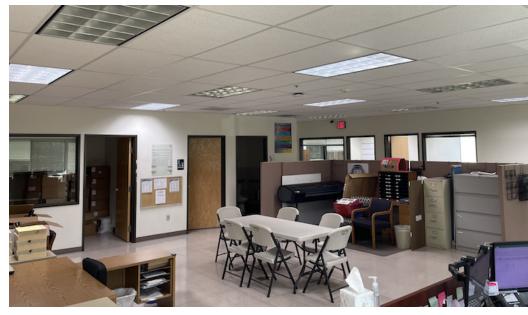
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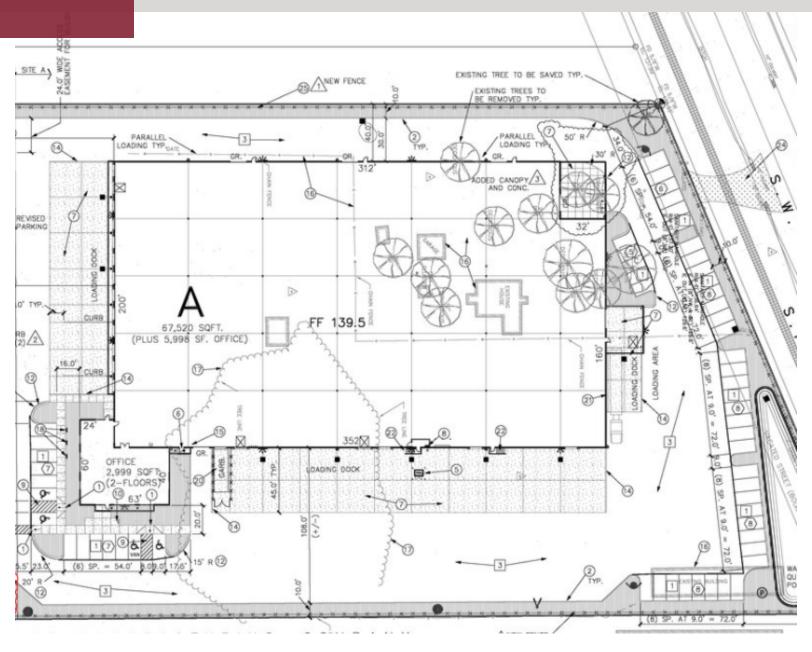






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