

# Hedges Creek Business Center

12225 SW MYSLONY STREET | TUALATIN OR 97062

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LEASE

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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

- 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
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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