

# Teton Industrial Center

18544-18555 SW Teton Avenue, Tualatin, OR 97064



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Colliers

## CONTACTS

**JERRY MATSON, SIOR, MBA**  
Vice Chairman  
Direct: 503-499-0077  
jerry.matson@colliers.com

**BRIAN YOAKUM, SIOR**  
Senior Vice President  
Direct: 503-499-0070  
brian.yoakum@colliers.com

**TOM KNECHT, SIOR**  
Vice President  
Direct: 503-499-0069  
tom.knecht@colliers.com

**39,846 SF  
FOR LEASE**

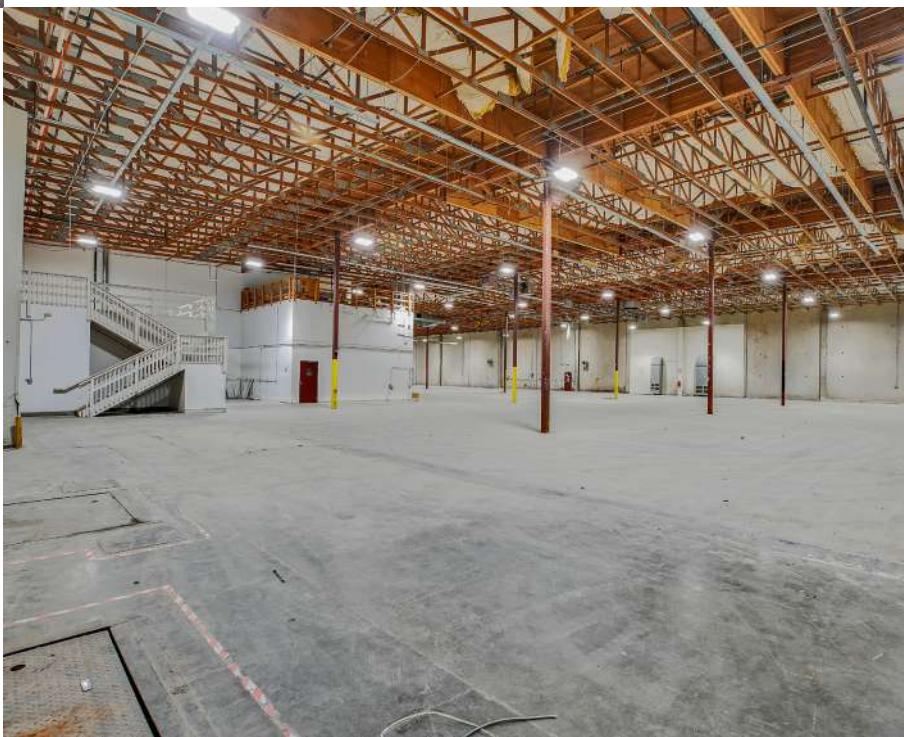


## Additional features

- 982 SF outdoor employee area
- 52 car parking spaces
- Light manufacturing zoning (ML)
- Outstanding corporate neighborhood
- Centered in business-friendly Washington county
- Multiple ingress and egress points
- Close to Interstate 5, Interstate 205 and main thoroughfares
- Access to Tualatin's robust, skilled, and educated labor pool

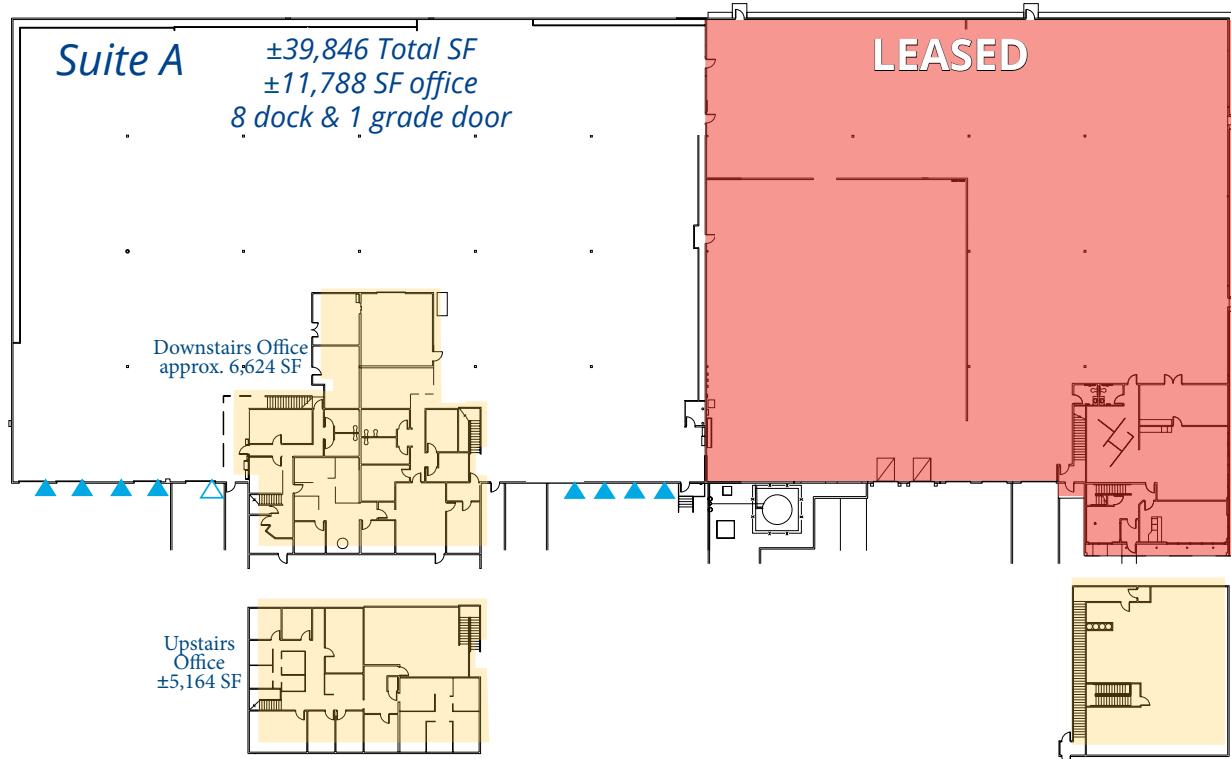
## Premises Highlights

- 39,846 SF of available space inclusive of 11,788 SF of office
- 24' clear height
- 8 dock doors
- 1 grade level doors
- ESFR sprinkler system
- 2,000A/400V 3-phase power well-distributed throughout the building
- Existing onsite wastewater treatment infrastructure and discharge permit
- Wet sprinkler system





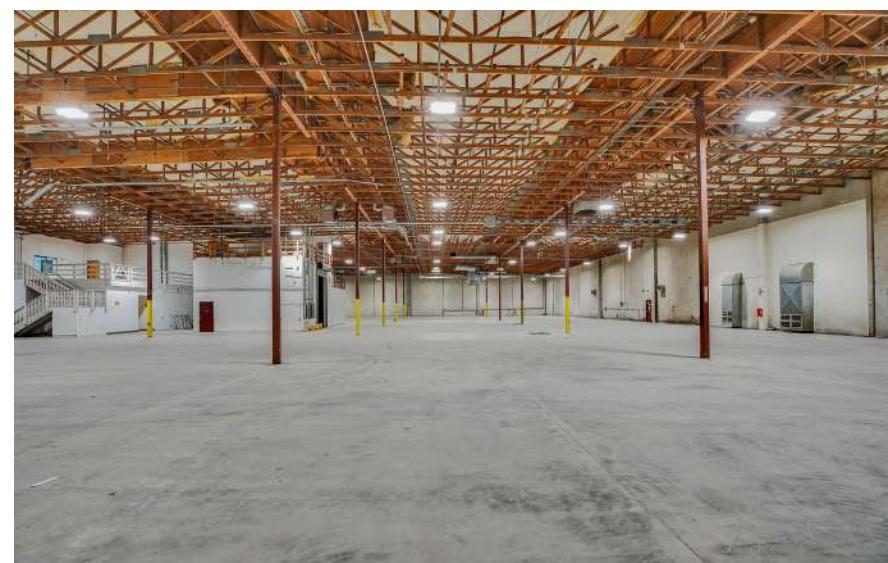
# Building Plan



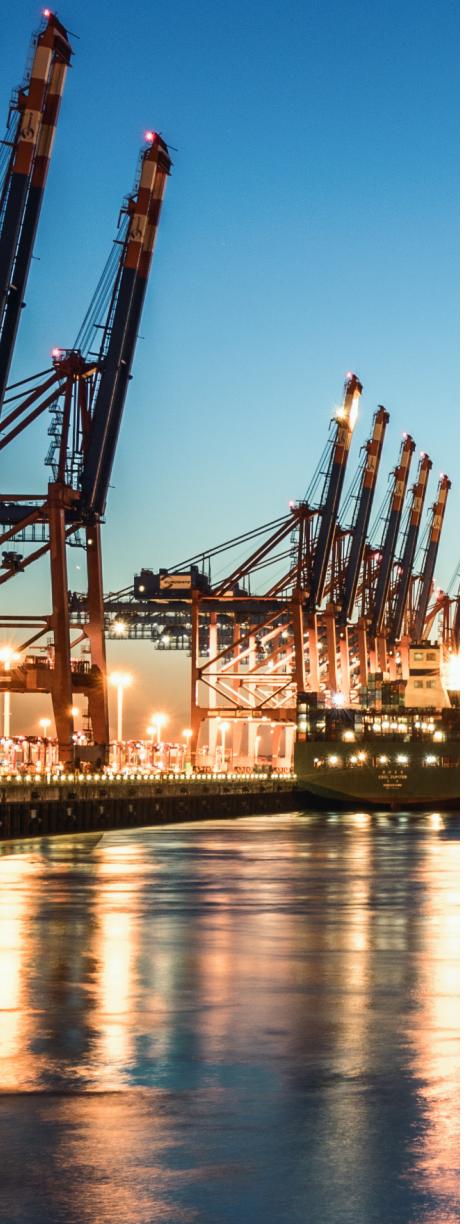
# Tualatin Submarket

*18544-18555 SW Teton Avenue is located in the heart of Portland's coveted Tualatin submarket. This premier logistics and distribution hub serves as the backbone of the Portland MSA, attracting nationally recognized tenants and supporting a thriving ecosystem of local service providers. With immediate access to major transportation corridors and a strong surrounding labor pool, Tualatin delivers the ideal balance of efficiency, accessibility, and support infrastructure for businesses looking to grow and thrive.*

*Contact brokers for further information*



Corporate  
**Neighbors**





# Portland MSA Distances

25 MILES  
PORT OF PORTLAND T6



3 MILES  
INTERSTATE 205



24 MILES  
PDX AIRPORT



14 MILES  
DOWNTOWN PORTLAND



2.2 MILES  
INTERSTATE 5



187 MILES  
SEATTLE





**Colliers**

851 SW 6th Avenue  
Suite 1200  
Portland, OR 97204  
P: +1 (503) 223-3123  
colliers.com

**Jerry Matson, SIOR, MBA**  
Vice Chairman  
+1 503 499 0077  
jerry.matson@colliers.com

**Brian Yoakum, SIOR**  
Senior Vice President  
+1 503 499 0070  
brian.yoakum@colliers.com

**Tom Knecht, SIOR**  
Vice President  
+1 503 499 0069  
tom.knecht@colliers.com

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