

FOR SUBLEASE

13555 SW Millikan Way, Beaverton, OR 97005



2 SPACES WITH FLEXIBLE TERM THRU 5/31/2031

±58,797 SF Climate Controlled Warehouse/Production with Dock

±3,037 SF Dead Storage Space



**CUSHMAN &
WAKEFIELD**



SPACE DETAIL & HIGHLIGHTS

±58,797 SF Total

Space Size: Warehouse: ±50,637 SF
 Production: ±8,160 SF (136' x 60')
 Dead Storage: ±3,037 SF (including 2 restrooms)

Dock Positions: ±9 (+1 if trash compactor removed)

Dock Doors: 2 Oversized (16' W x 10' H)

Grade Ramp: 1 (on right side of dock)

Man Doors: 3 (2 west / 1 east)

Access: Mutual Hallway - shared with Office Tenant

Year Built: 1961

Clear Height: 20' Warehouse / 12' Production (drop ceiling)

Column Spacing: Approximately 23' x 26'

HVAC: Fully Climate Controlled Warehouse Space

Electrical: In-place - Capped at ceiling

Power: ±2,000 amp 277/480v (less Taylor office draw)

Compressed Air: Air Tank & Lines in-place

Restrooms: 2 - in Warehouse / 2 - in 'Dead Storage'

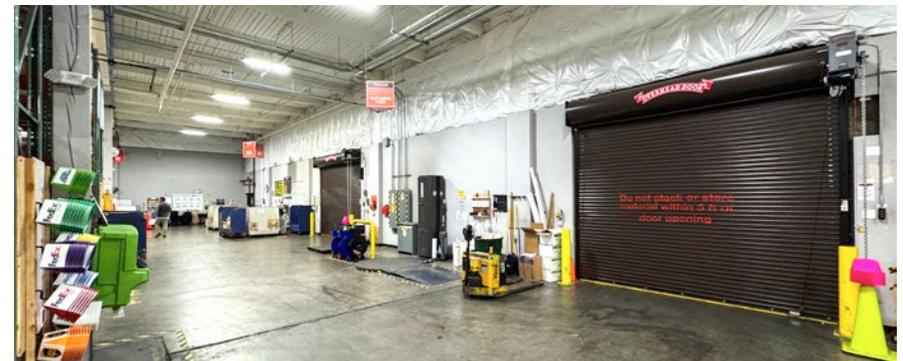
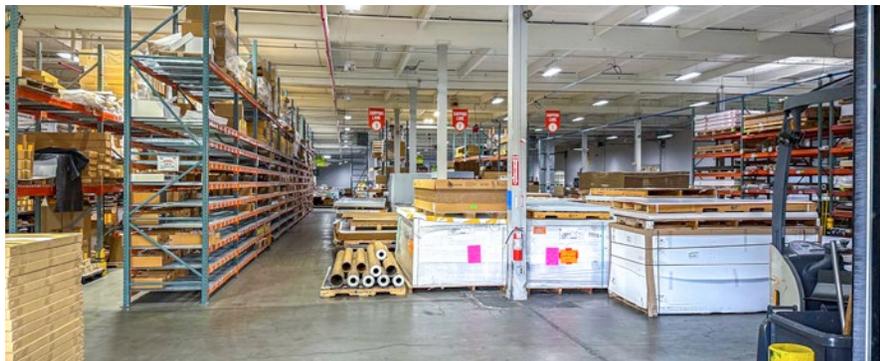
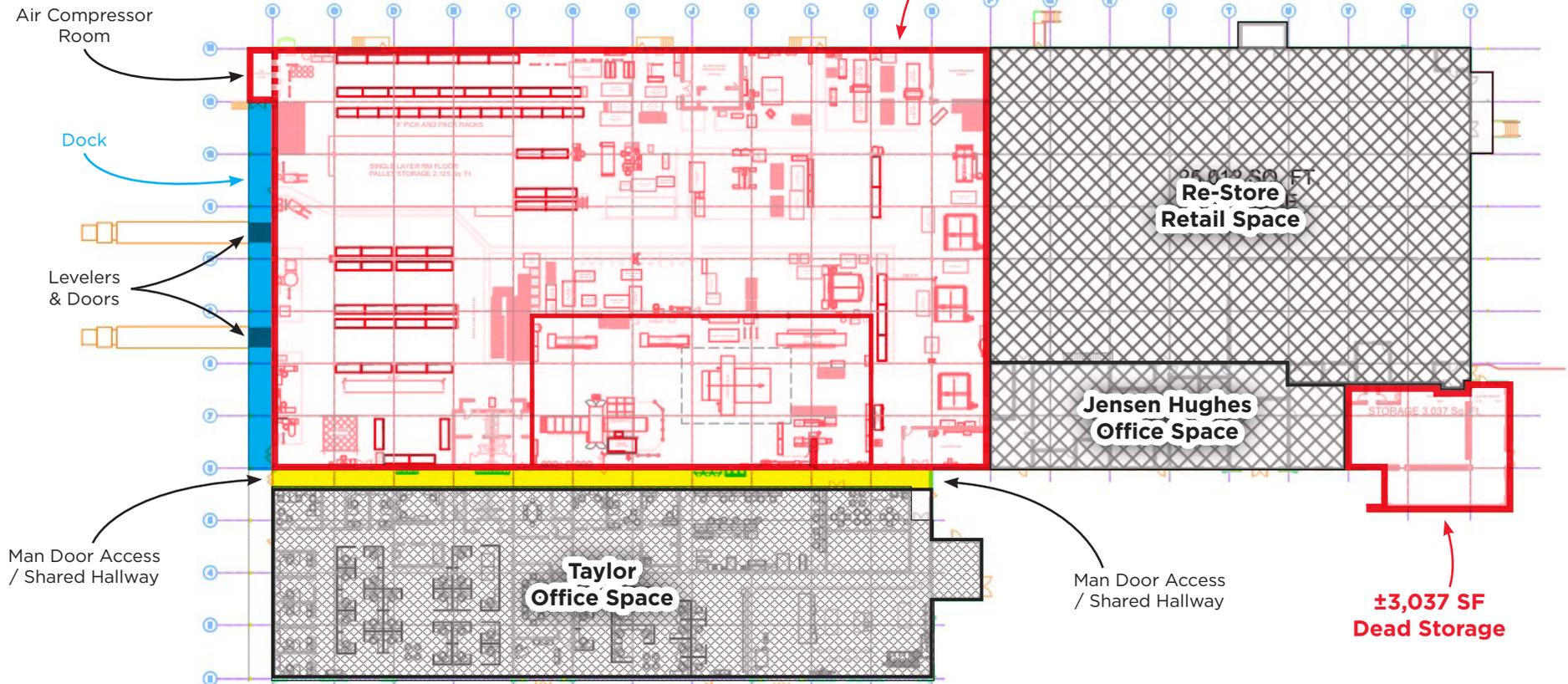
Sublease Term: Through 5/31/2031 - Flexible terms available

Sublease Rate: \$0.85 / SF Blended (Est. \$0.17 NNN)

FLOOR PLAN

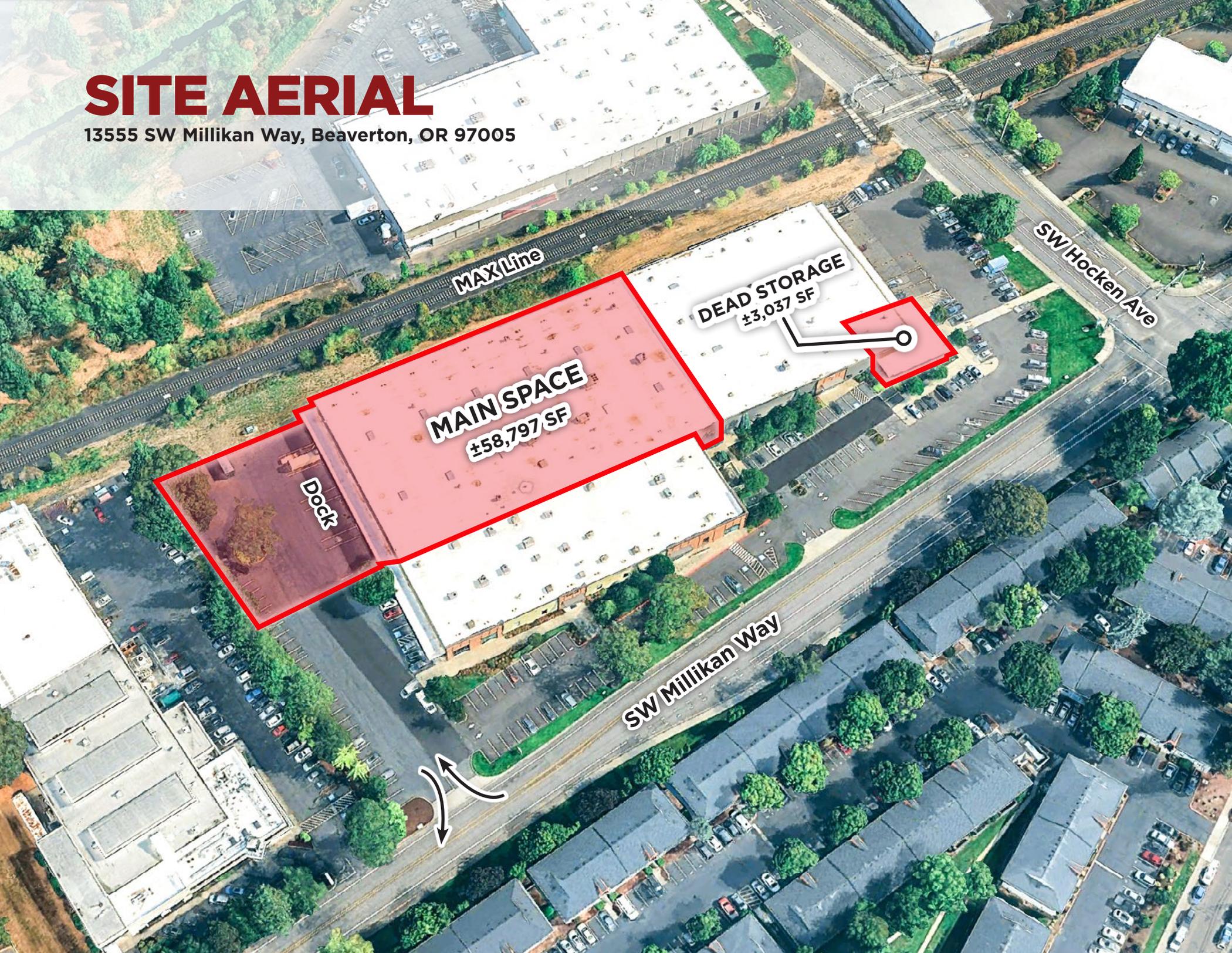
13555 SW Millikan Way, Beaverton, OR 97005

±58,797 SF
Warehouse / Production



SITE AERIAL

13555 SW Millikan Way, Beaverton, OR 97005



MAXline

DEAD STORAGE
±3,037 SF

MAIN SPACE
±58,797 SF

Dock

SW Hocken Ave

SW Millikan Way

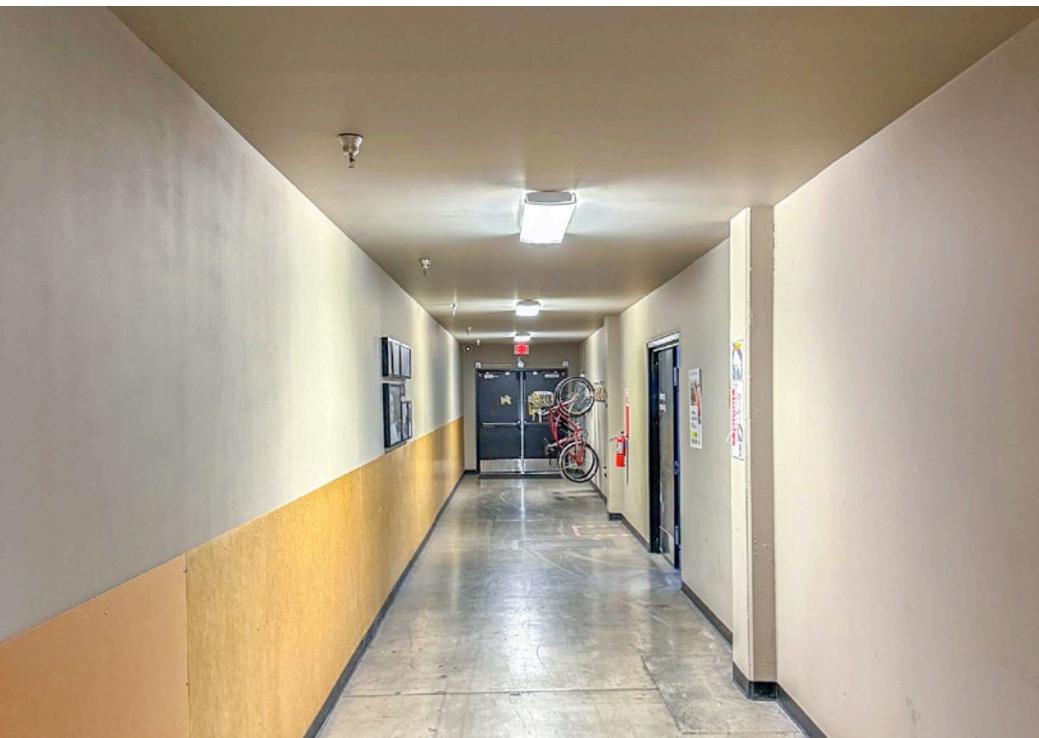




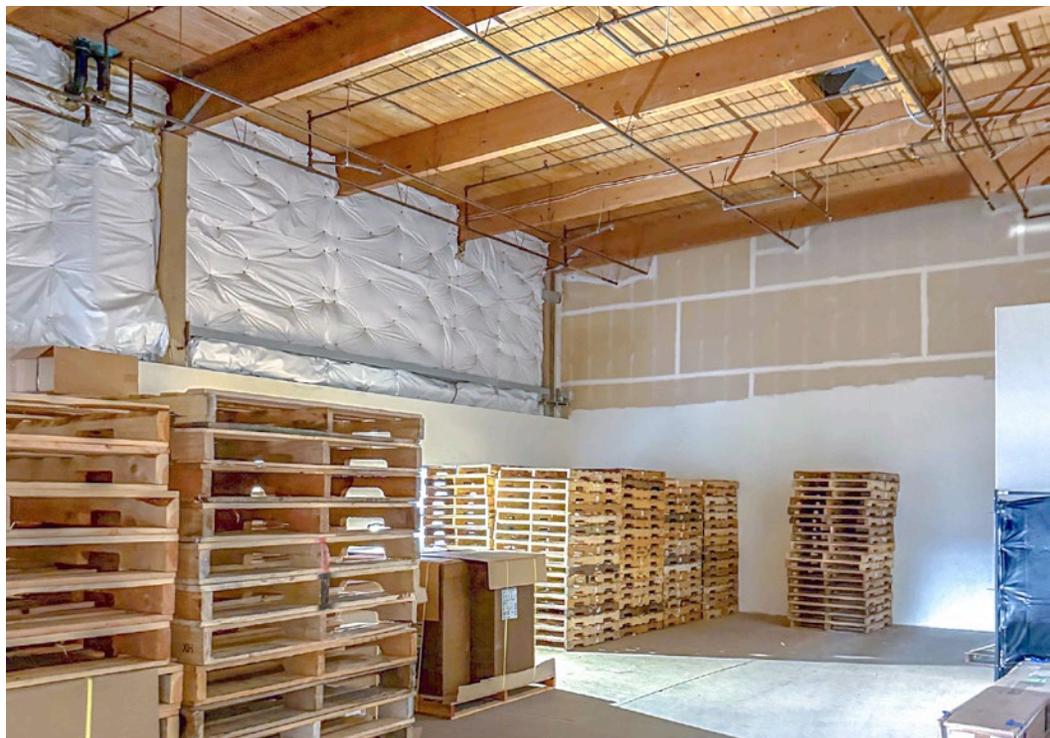
Dock with (2) 16' x 10' Doors + Ramp



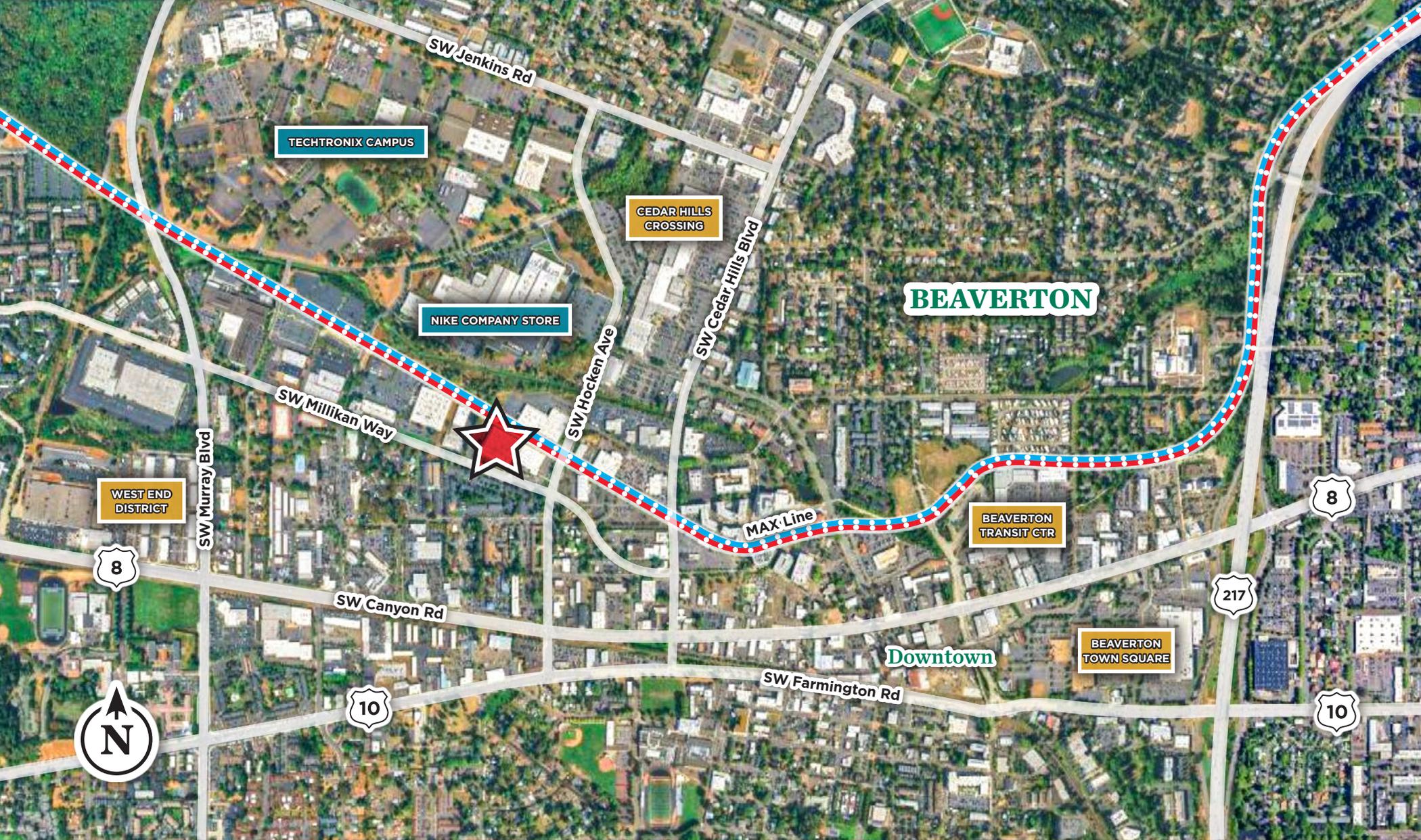
Dead Storage Space ±3,037 SF



Shared Hallway Access with Restrooms



Dead Storage Space ±3,037 SF



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