

PRICE REDUCTION!

12225  
ENTRANCE →

FOR SALE / LEASE

# HEDGES CREEK BUSINESS CENTER

12225 SW MYSLONY STREET, TUALATIN, OR 97062

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**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES

## PROPERTY DESCRIPTION

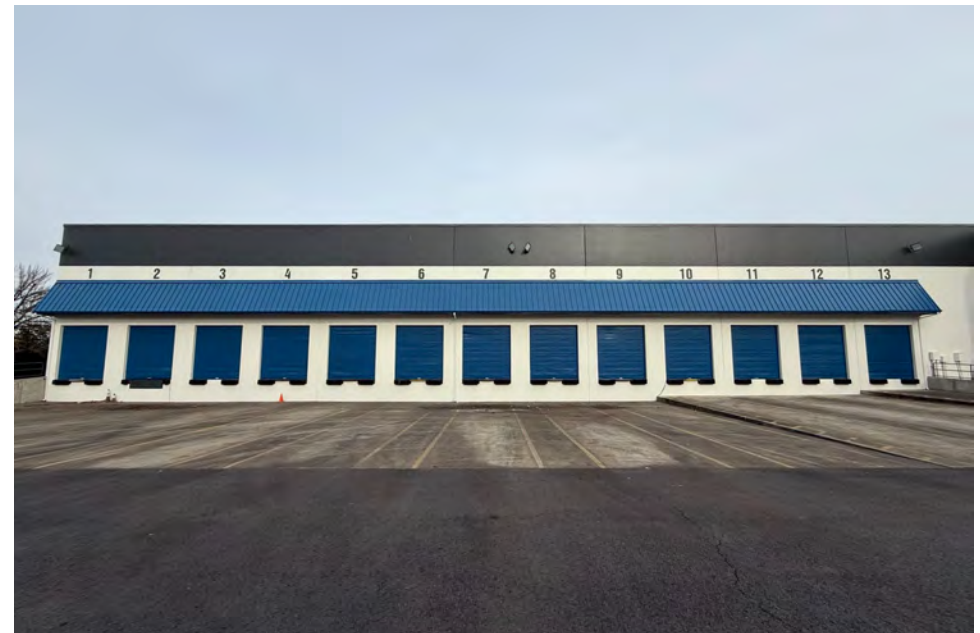
Rare owner/user opportunity in Tualatin. Available for sale or lease, with new exterior paint, the building offers flexibility for either distribution or manufacturing users. The warehouse includes plentiful dock loading, and its prior manufacturing use includes disbursed restrooms and electrical distributed 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
- Adjacent 3/4 acre land can be included in separate acquisition

## OFFERING SUMMARY

|                             |                       |
|-----------------------------|-----------------------|
| <b>Sale Price:</b>          | \$12,500,000          |
| <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             |

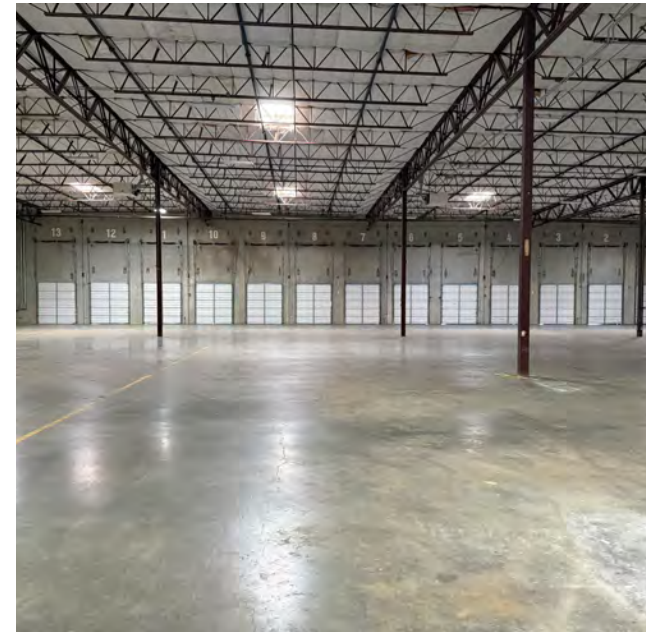
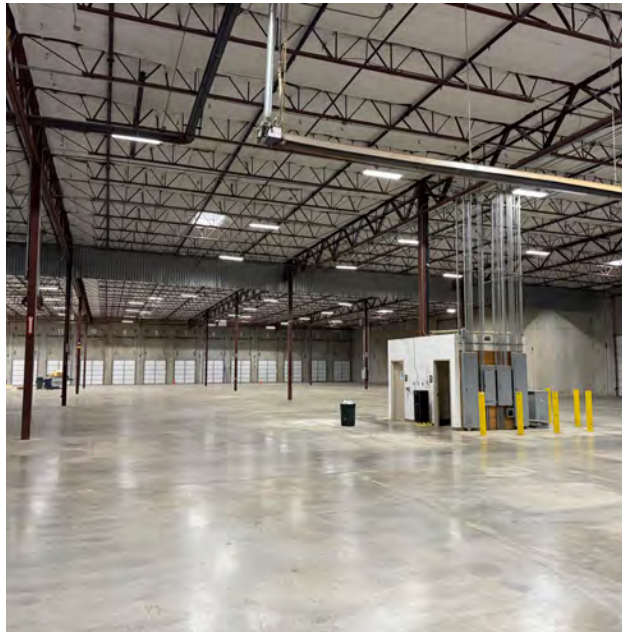
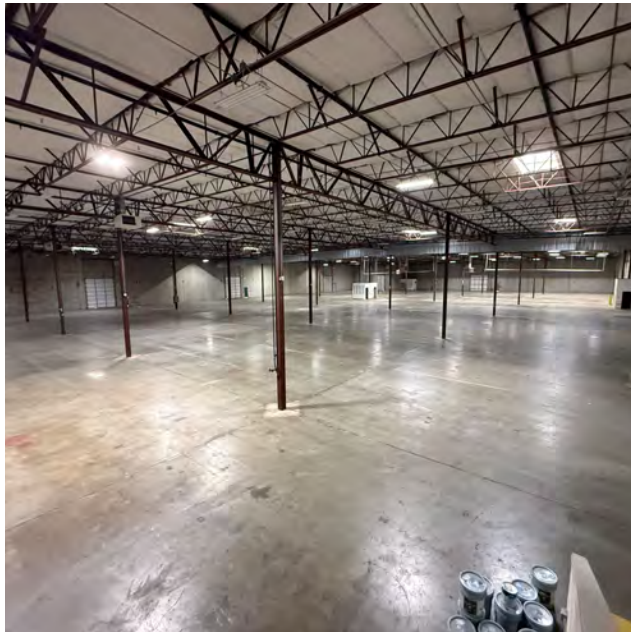


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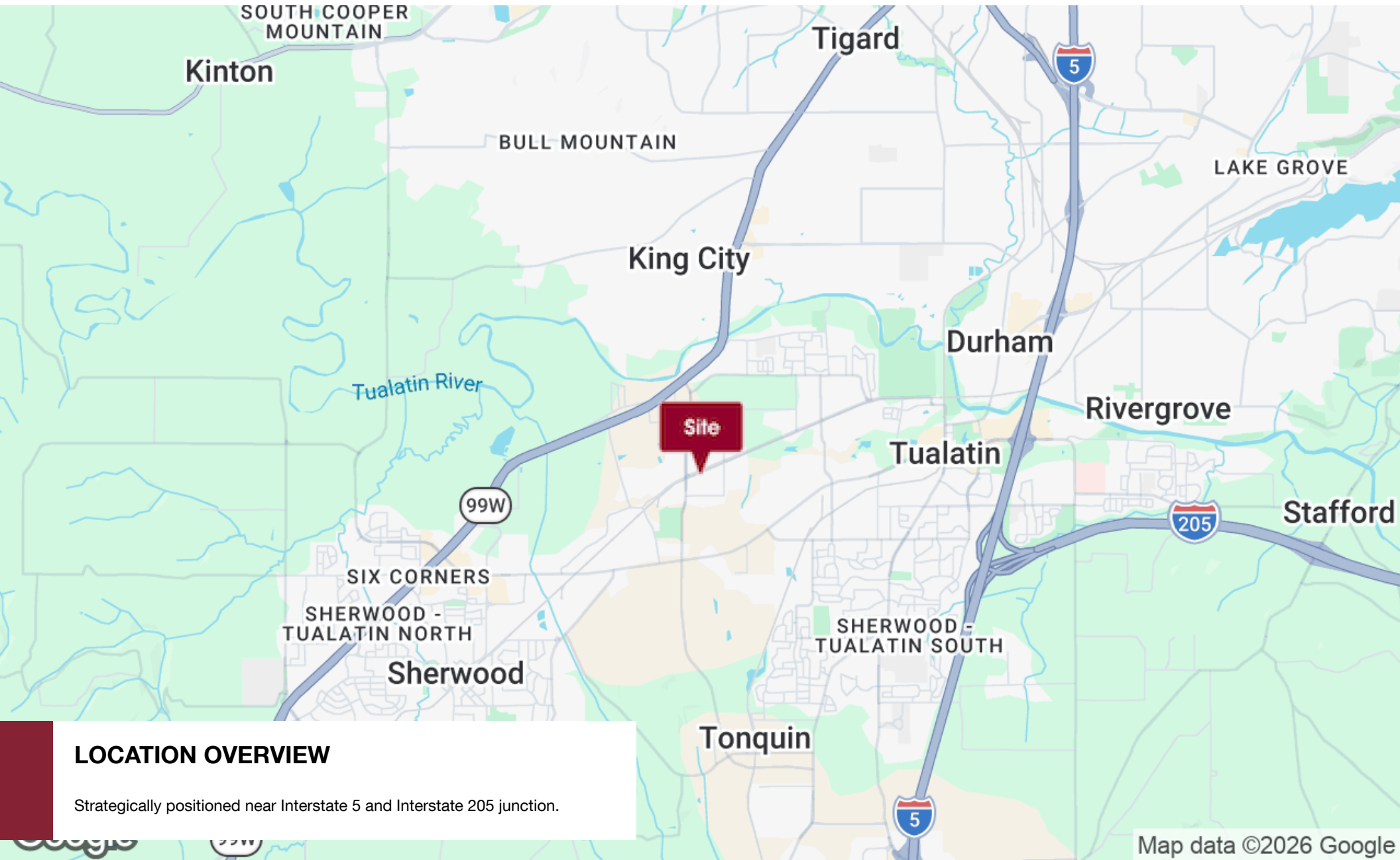
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## LOCATION OVERVIEW

Strategically positioned near Interstate 5 and Interstate 205 junction.

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