

# Net Leased Investment For Sale

11501 SW AMU STREET, TUALATIN, OR 97062



 **MACHINE**  
SCIENCES

11501

**FOR SALE**

 **MACADAM**  
**FORBES**  
COMMERCIAL REAL ESTATE SERVICES

Stu Peterson, SIOR  
503.972.7288  
stu@macadamforbes.com  
Licensed in OR & WA

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | [WWW.MACADAMFORBES.COM](http://WWW.MACADAMFORBES.COM) | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

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11501 SW Amu Street, Tualatin, OR 97062

## PROPERTY DESCRIPTION

This outstanding and fully leased flex/industrial building is located in the Hedges Creek Business Park in the heart of Tualatin, Oregon. It is next to La Industria Restaurant, a thriving local eatery.

Perlo Construction, the metro area's signature industrial contractor, constructed the building and is its immediate neighbor. The surrounding area is the recipient of the bulk of the region's transportation infrastructure spending. A new north-south bypass was just completed, to which this property enjoys immediate access. SW Tualatin-Sherwood Road, the connection to Interstate 5, is undergoing major improvements, including additional lanes, bike paths, and improved signalization.

## PROPERTY HIGHLIGHTS

- Beautifully landscaped grounds
- Grade and dock loading
- LED lighting implemented throughout space
- Fully climate-controlled
- Excellent access to the 124th express way via Myslony Street

## OFFERING SUMMARY

Sale Price:	\$19,900,000
Lot Size:	4.54 Acres
Building Size:	73,000 SF
Office Size:	5,000 SF
Cap Rate:	6.7%



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## LEASE INFORMATION

Tenant:	Machine Sciences Corporation
Term:	10 years starting June 1, 2025
Annual Rent:	\$1,333,360 per year NNN \$18.26 per year NNN (Landlord responsible for roof)
Annual Increases:	2.5%
Renewal Options:	2 5-year terms at FMV with nine months notice

## PROPERTY DETAILS

Dock High Doors	3
Drive in Bays:	3
Sprinklers:	ESFR
Clear Height:	32'
Ground Floor Office/Warehouse Size:	60,400 SF
Second Floor Mezzanine Size:	12,500 SF
Parking Spaces:	170, Surface



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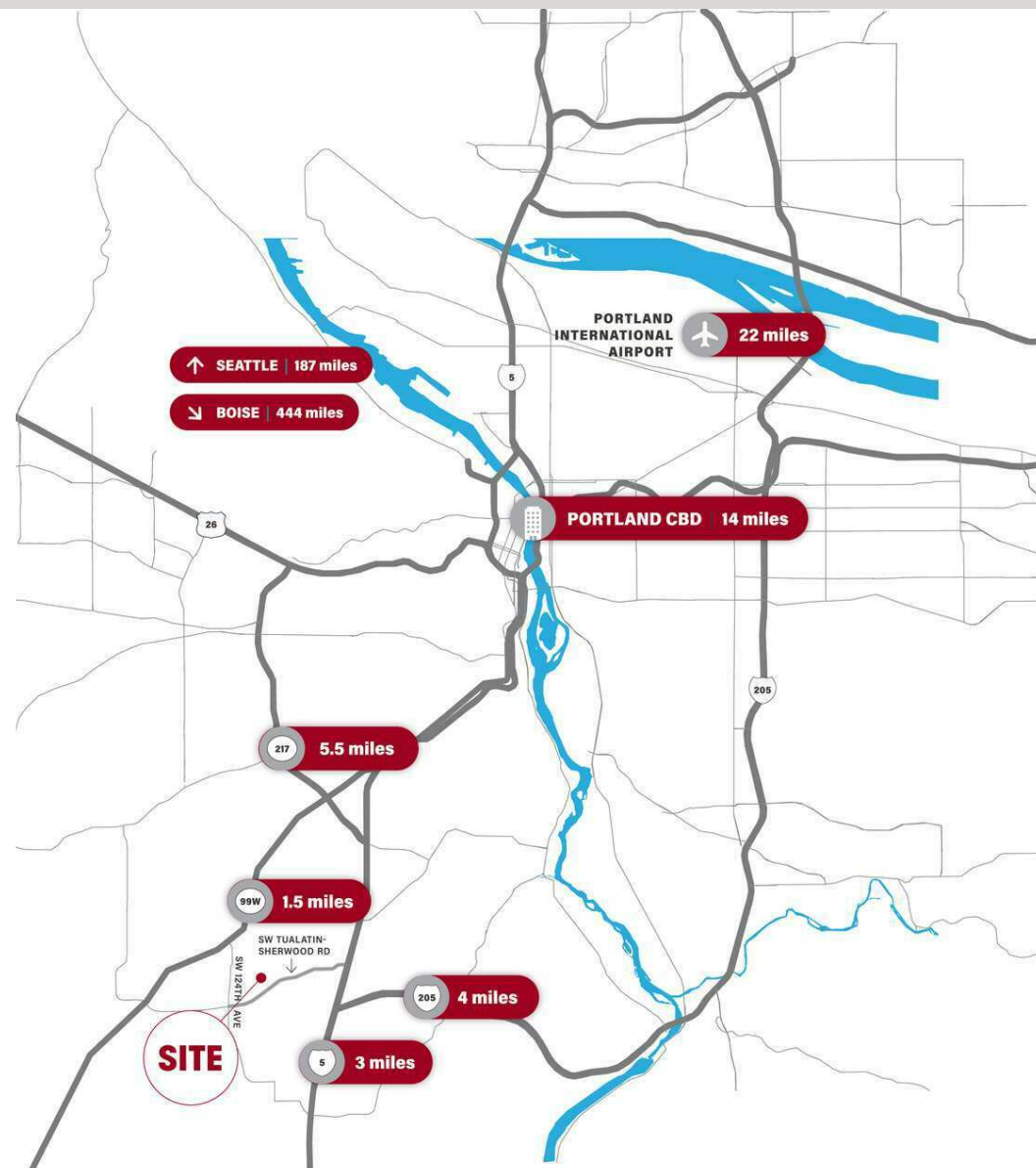
## LOCATION OVERVIEW

The Hedges Creek Business Park has a fully signalized intersection (SW Tualatin-Sherwood Road & 112th Avenue), complete with dedicated turn lanes for easy ingress and egress to SW Tualatin-Sherwood Road.

Tualatin is the Portland Metro area's largest industrial/commercial submarket. It has become a "mature" market with little to no available land for new development. It has exploded in the last two years with businesses fleeing Multnomah County and the City of Portland. Tualatin is part of the South I-5 corridor market. Its neighboring cities are the economic engine of Washington County, the fastest-growing county in the state and the second largest in terms of employment. Major employers in the county include Intel, Columbia Sportswear, Nike, and Lam Research.

## I-5 SOUTH INDUSTRIAL MARKET

Inventory SF:	45.1 Million
Under Const. SF:	481,000
12 Mo Net Absorp. SF:	946,000
Vacancy Rate:	1.5%
Annual Rent Growth:	6%



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