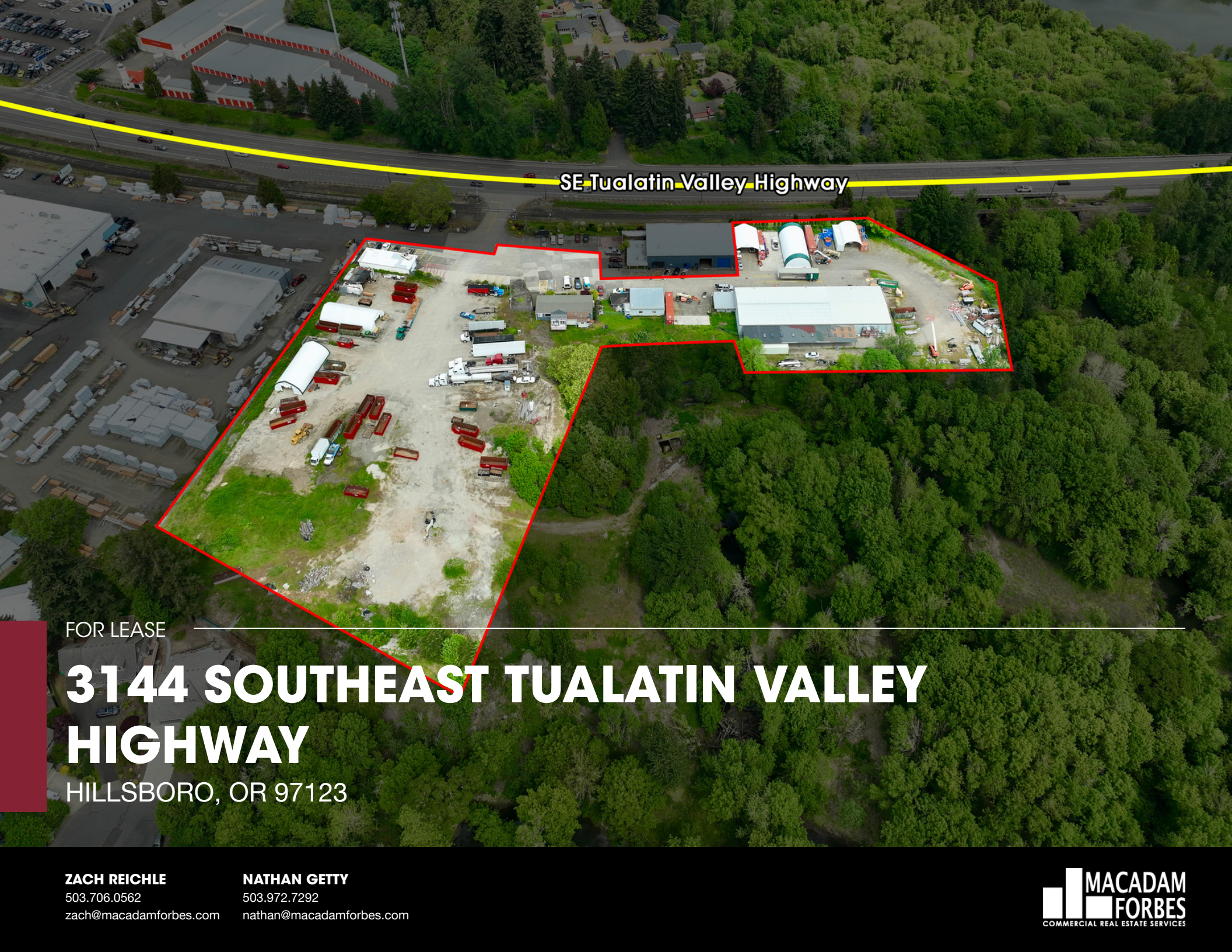




SE Tualatin Valley Highway

FOR LEASE

3144 SOUTHEAST TUALATIN VALLEY HIGHWAY

HILLSBORO, OR 97123

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



Yard/Outdoor Storage



Site Photo

PROPERTY DESCRIPTION

The property presents a versatile industrial campus comprising four buildings totaling approximately 14,784 SF with a functional mix of warehouse, office, and storage space. Combined with 3.22 acres of excess yard, the site delivers a substantial operational footprint for users requiring both indoor and outdoor capacity. The property is well-suited for a single-tenant user seeking a full-campus operation or can accommodate a multi-tenant configuration tailored to individual space needs. The yard space offers substantial outdoor storage capacity, ideal for equipment staging, fleet parking, or a laydown yard.

OFFERING SUMMARY

Lease Rate:	\$32,000 per month (Modified Gross)
Available SF:	1,424 - 14,784 SF
Building Size:	14,784 SF
Excess Yard Space:	3.22 AC
Zoning:	General Industrial (IG)

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PROPERTY HIGHLIGHTS

- **Building A — Office | 1,875 SF** - Dedicated office building featuring 10 private offices, a reception area, and 2 bathrooms. Select offices can be converted to conference or collaboration space to suit tenant needs.
- **Building B — Small Warehouse | 1,424 SF** - Compact warehouse with a small interior office, 12'–15' clear height, and 2 grade-level doors (10'x10'), providing flexible space for light industrial or storage use.
- **Building C — Large Warehouse | 9,945 SF** - The site's primary warehouse offering 15'–18' clear height, 6 grade-level doors (12'x14'), and 1 bathroom. Well-configured for warehousing, distribution, or production operations.
- **Building D — Storage/Flex | 1,540 SF** - Climate-controlled building with A/C, 8' clear height, and 1 bathroom. Currently configured as a storage shed with potential for conversion to conference or additional office space. Separately metered for water

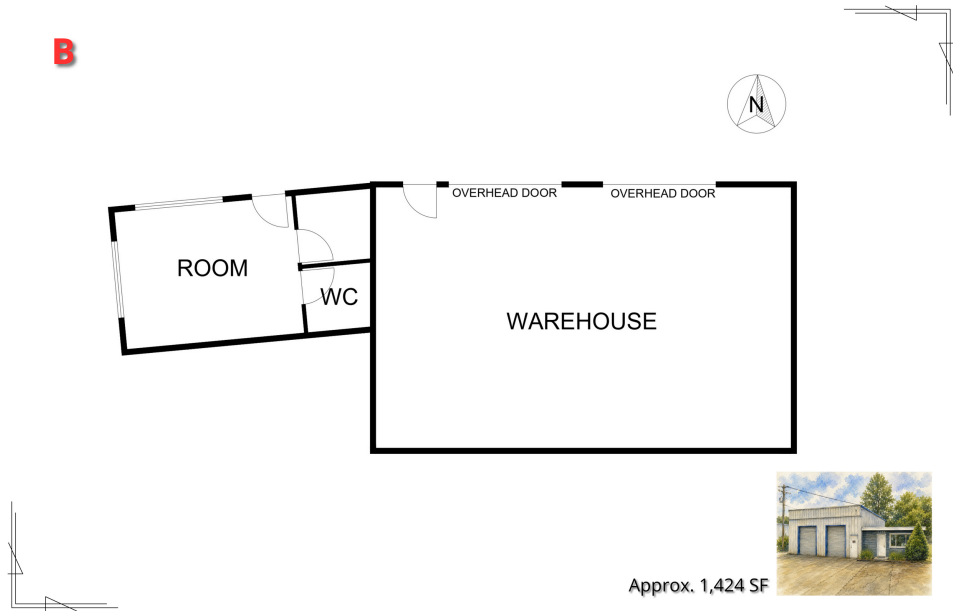


AVAILABLE SPACES

SUITE	SIZE (SF)	DESCRIPTION
■ Building A	1,875 SF	Dedicated office building featuring 10 private offices, a reception area, and 2 bathrooms. Select offices can be converted to conference or collaboration space to suit tenant needs.

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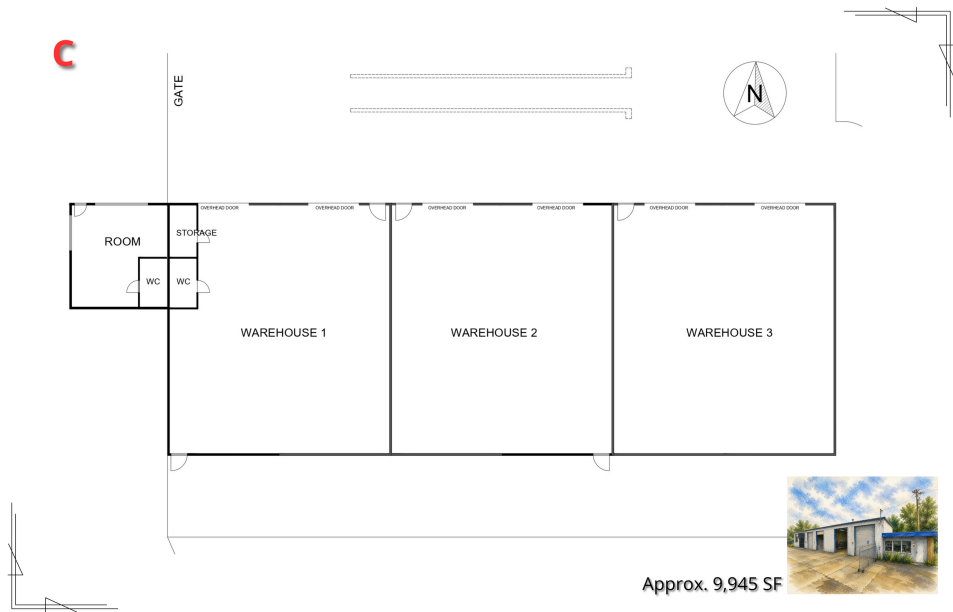


AVAILABLE SPACES

SUITE	SIZE (SF)	DESCRIPTION
■ Building B	1,424 SF	Compact warehouse with a small interior office, 12’–15’ clear height, and 2 grade-level doors (10’x10’), providing flexible space for light industrial or storage use.

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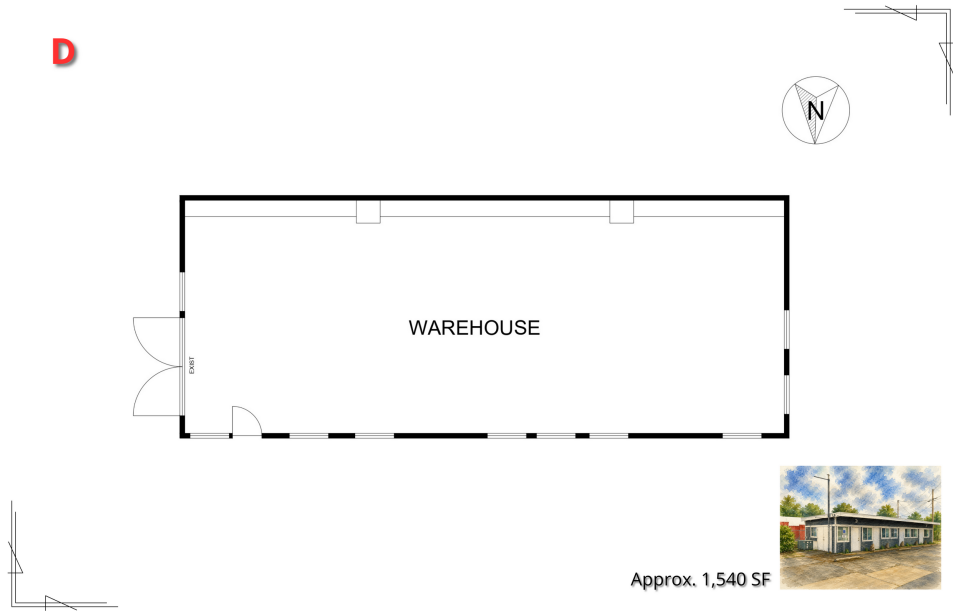


AVAILABLE SPACES

SUITE	SIZE (SF)	DESCRIPTION
■ Building C	9,945 SF	The site's primary warehouse offering 15'–18' clear height, 6 grade-level doors (12'x14'), and 1 bathroom. Well-configured for warehousing, distribution, or production operations.

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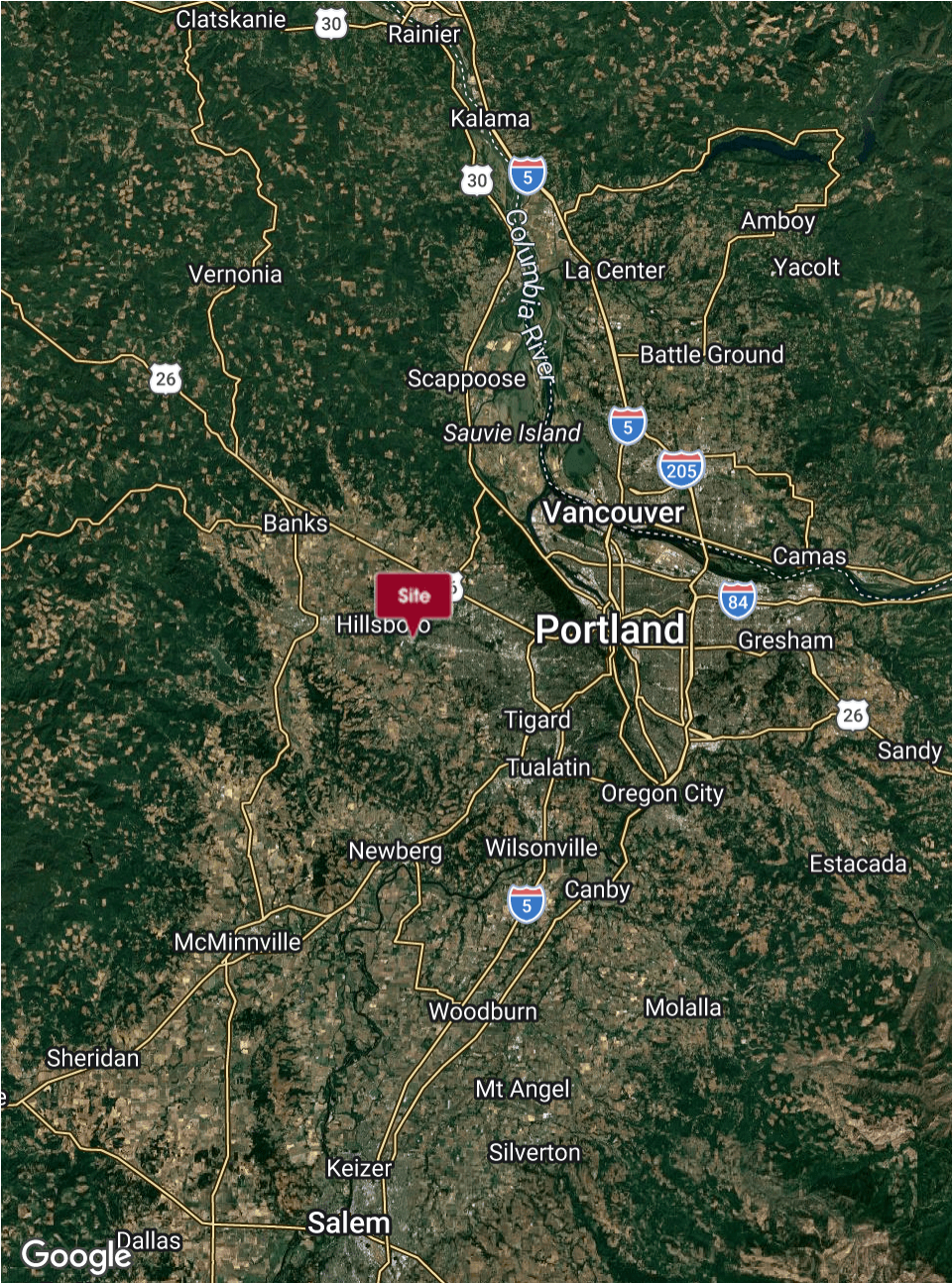


AVAILABLE SPACES

SUITE	SIZE (SF)	DESCRIPTION
■ Building D	1,540 SF	Climate-controlled building with A/C, 8' clear height, and 1 bathroom. Currently configured as a storage shed with potential for conversion to conference or additional office space. Separately metered for water.

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LOCATION OVERVIEW

3144 SE Tualatin Valley Highway benefits from prominent frontage along one of the western metro's most heavily trafficked corridors. Tualatin Valley Highway (OR-8) provides direct connectivity between Hillsboro, Beaverton, and central Portland, offering tenants efficient access to both suburban and urban markets. The property sits minutes from US-26 (Sunset Highway), which connects to I-405 and downtown Portland to the east, and the coast range to the west. Proximity to OR-217 further connects tenants to the I-5 corridor and the broader south metro market.

DRIVE TIMES	DISTANCE	TIME
US-26 (Sunset Hwy)	8 mi	12 min
Interstate 5	15 mi	25 min
Interstate 205	28 mi	35 min
Beaverton	6 mi	10 min
Downtown Portland	18 mi	30 min
Vancouver, WA	34 mi	45 min

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