

FOR LEASE



Prime Tualatin Warehouse with Dock Loading.

ADDRESS	12111 SW Herman Rd Tualatin, OR
WAREHOUSE SIZE	10,800 SF
OFFICE SIZE	3,040 SF
MEZZANINE STORAGE	3,160 SF
CONSTRUCTION	Quality concrete tilt up warehouse
PARKING	Large truck court/parking ratio
LOCATION	Excellent Tualatin location, close to I-5 Freeway
LEASE RATE	\$.92/SF Shell/\$1.10 Office, NNN



10,800 SF

AVAILABLE

3K SF

OFFICE

ZACH FRANCIS 503.221.2290 | zach.francis@kidder.com
KARLA HANSEN 503.721.2727 | karla.hansen@kidder.com
CHRIS DOWHANIUK 503.789.5308 | chris.dowhaniuk@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

FOR LEASE

Excellent location in Tualatin, just off SW Herman Rd providing immediate access to I-5 freeway

10,800 SF plus additional 3,160 SF storage mezzanine

±3,040 SF office

Two dock and three grade-level loading doors

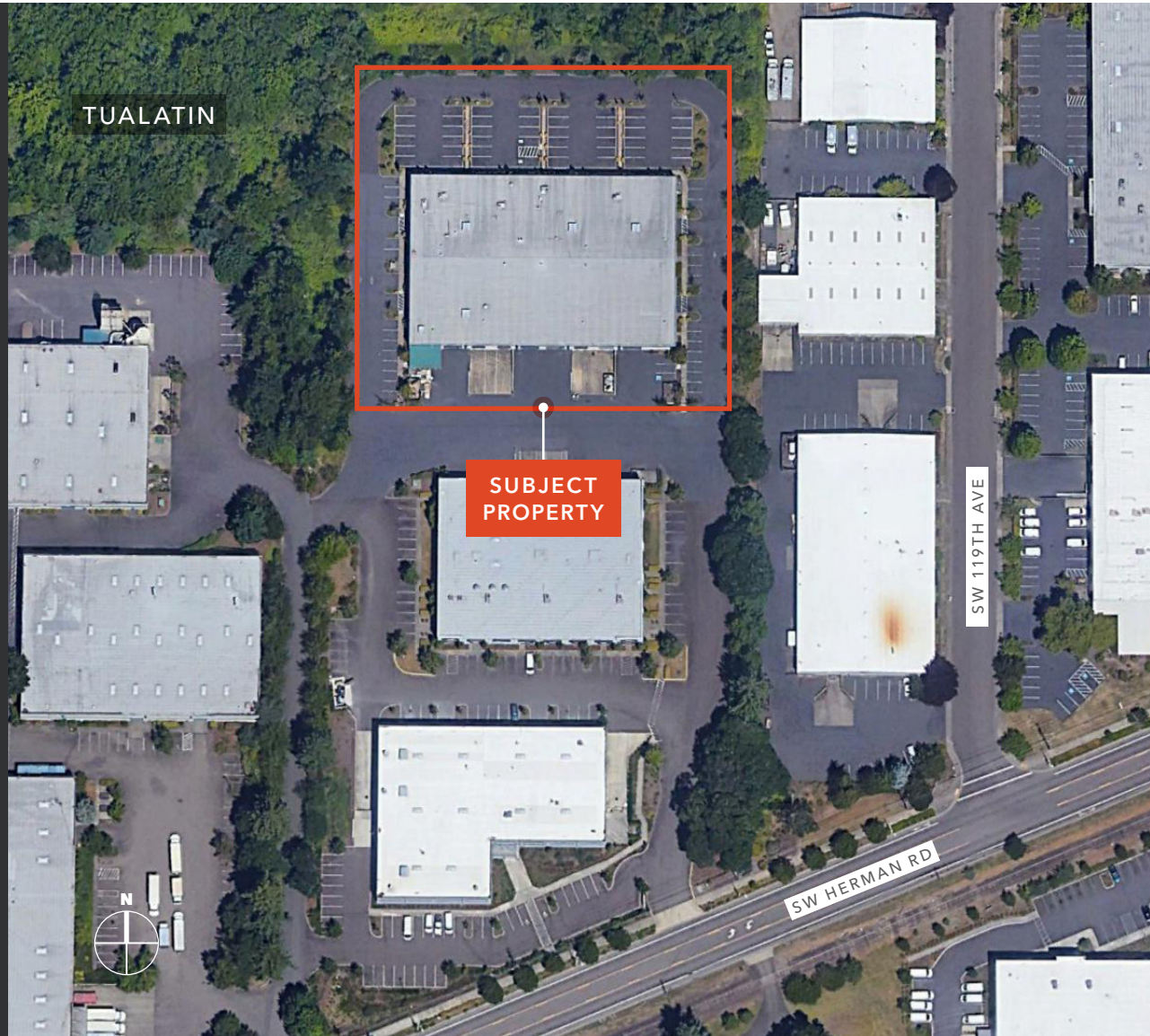
±24' clear height

Newer industrial building in excellent condition

Rare opportunity for functional warehouse in Tualatin

25 MIN
DRIVE TO DOWNTOWN
PORTLAND

12 MIN
DRIVE TO I-5



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



FOR LEASE

FLOOR PLANS

10,800 SF

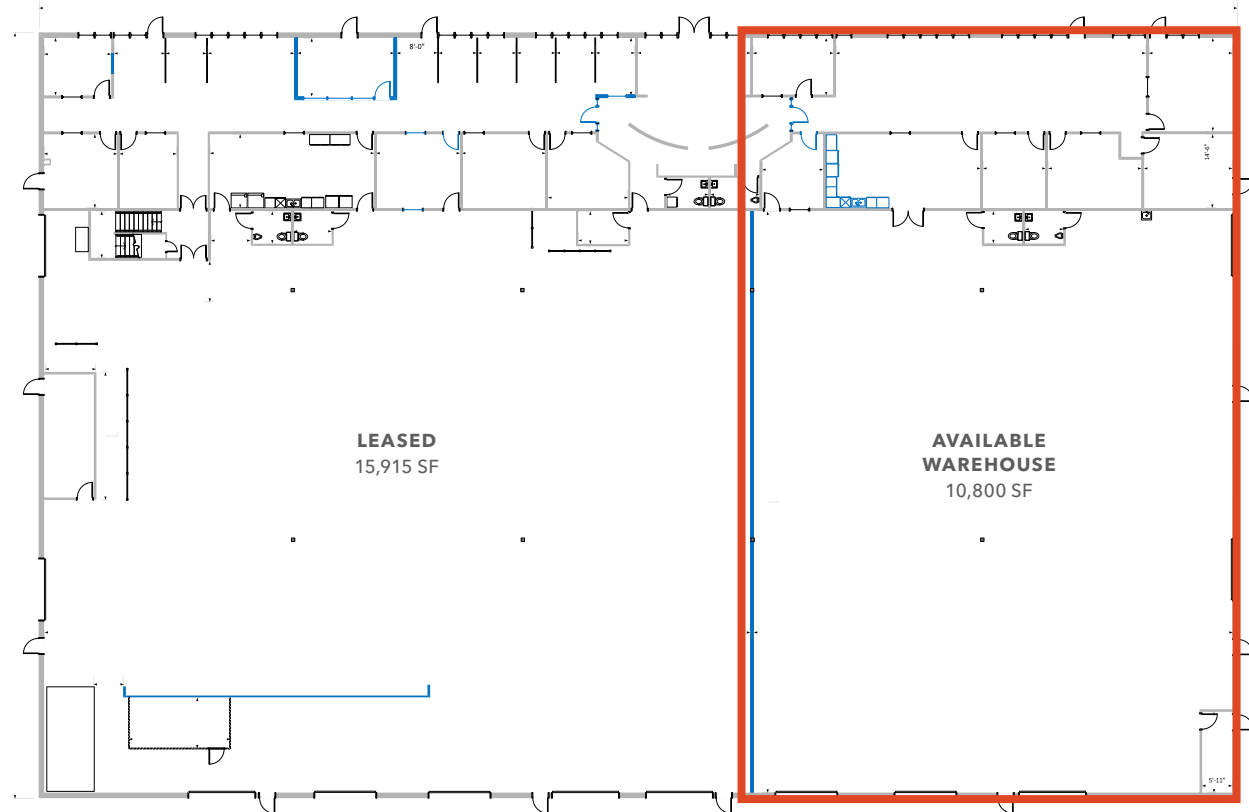
WAREHOUSE

3,040 SF

OFFICE

3,160 SF

MEZZANINE STORAGE



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



FOR LEASE



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

