

# TIGARD CENTRAL INDUSTRIAL PARK

12670 - 12700 SW Hall Boulevard | Tigard, OR 97223

FOR LEASE

AGGRESSIVE RATE

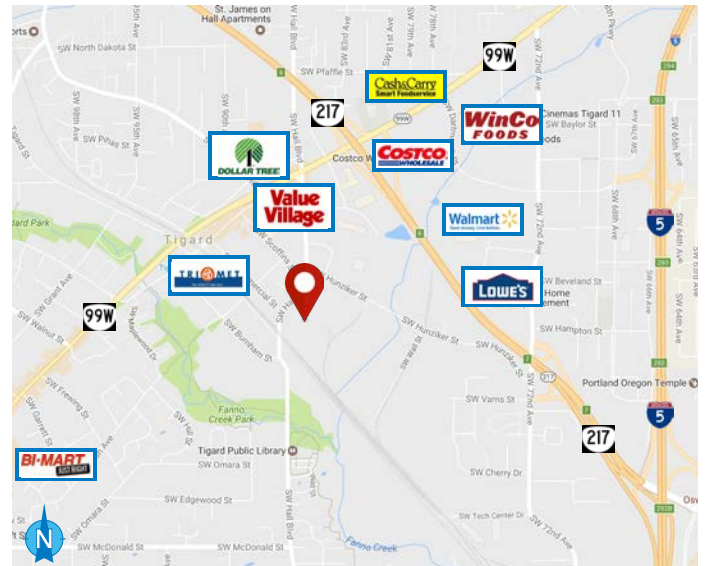


1 MONTH FREE PER YEAR OF LEASE WITH QUALIFIED TENANTS

## INDUSTRIAL SPACE AVAILABLE FOR LEASE

### DETAILS

- **Suite G:** ± 30,815 SF **NEW TO MARKET!**
  - Two (2) huge oversized grade level door (20' wide x 20' high)
  - Dock inside space including drive-up ramp
  - 480v, 3-phase power (large amps available)
  - 24' clearance height
  - Drive-thru entire length of building with indoor parking
  - Excellent opportunity for landscaper, roofer, construction company, plumber, etc.
- **Suite D4:** ± 9,298 SF
  - Huge oversized grade level door (20' wide x 20' high)
  - One (1) grade door
  - Storage space
  - 18-24' clearance height
  - Good power
- Lease Rate: \$0.60 PSF + NNN  
Estimated NNN: \$0.14 PSF



### FEATURES

- Located on SW Hall Blvd, 3 minutes to Hwy 99W, Hwy 217, and I-5
- Close to Tigard Transit Center, WES commuter rail
- Metal buildings offering a wide variety of uses

12.03.2025

For more information or a property tour, please contact:

**SCOTT FINNEY, SIOR**  
503.225.8431  
ScottF@norris-stevens.com

**GREG NESTING**  
503.225.8440  
GregN@norris-stevens.com



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

900 SW 5th Avenue • 17th Floor • Portland, OR 97204  
503.223.3171 • norris-stevens.com

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### FLOOR PLAN



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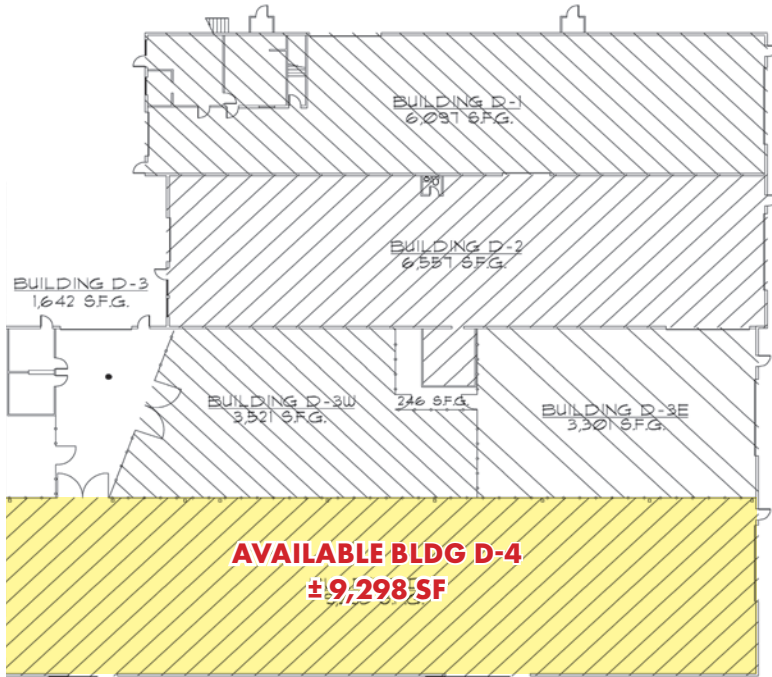
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### BUILDING D



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