



FOR SALE / LEASE

ARLINGTON COMMONS

10870 SW TUALATIN SHERWOOD RD, TUALATIN, OR 97062

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY DESCRIPTION

Rare opportunity to purchase or lease four (4) contiguous industrial condos right on Tualatin Sherwood Rd. in Tualatin, OR. The four units total 31,126 SF, including 1,831 SF of 2nd-floor office space. The prior owner/occupant improved the units with insulation on all exterior walls, an enhanced water supply system (including two electric pumps capable of supplying 20-25 gallons per minute), a water softener and inline electric water heater, newer space heaters, large ceiling fans, LED lighting, security film on all lower outside windows, and high-flow sprinkler heads.

The office buildout features a mix of open space with a couple of private offices, two breakrooms, and three restrooms. There are 8 dock doors and 4 grade doors (14' x 12'). The roof was recently replaced.

PROPERTY HIGHLIGHTS

- 24' clear height
- 4 grade doors & 8 dock doors (3 with pit levelers)
- Power: 480volt, 225 amps, 3 phase
- 49'x4" column spacing
- Insulated exterior walls
- Newer roof (2024)
- Enhanced water system & high flow sprinkler heads
- 2.07/1000 parking ratio

OFFERING SUMMARY

Sale Price:	Contact Broker
Lease Rate:	Contact broker
Available SF:	31,126 SF
Building Size:	31,126 SF

Unit 8



Unit 8



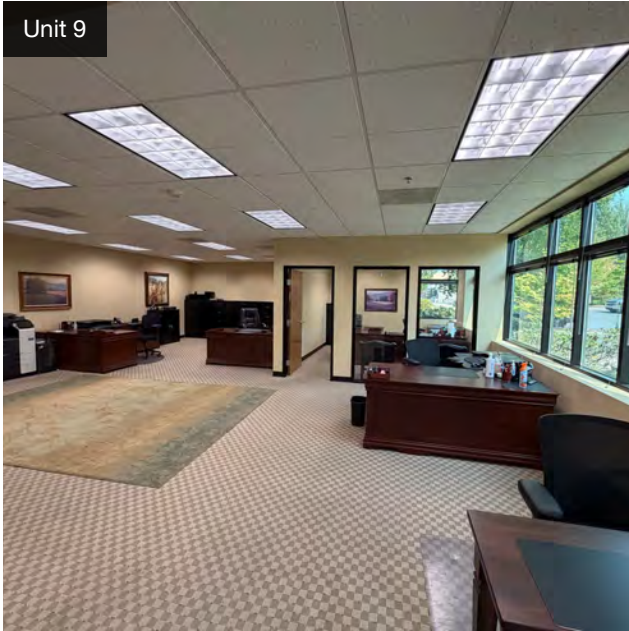
Unit 8



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Unit 9



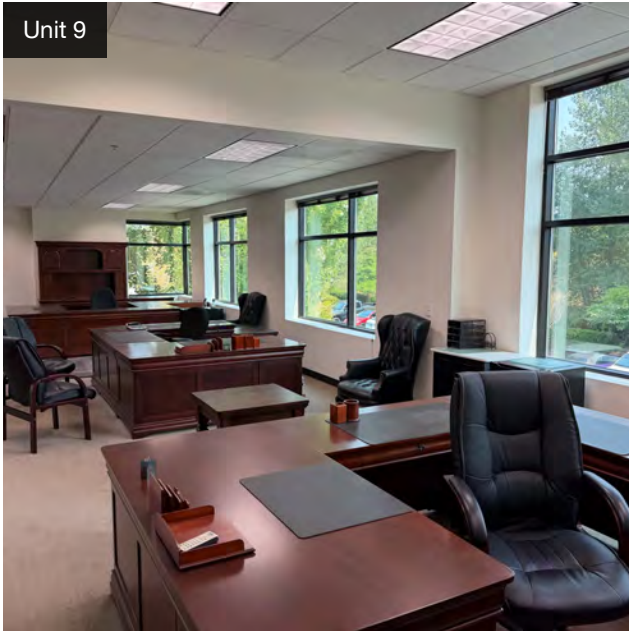
Unit 9



Unit 9



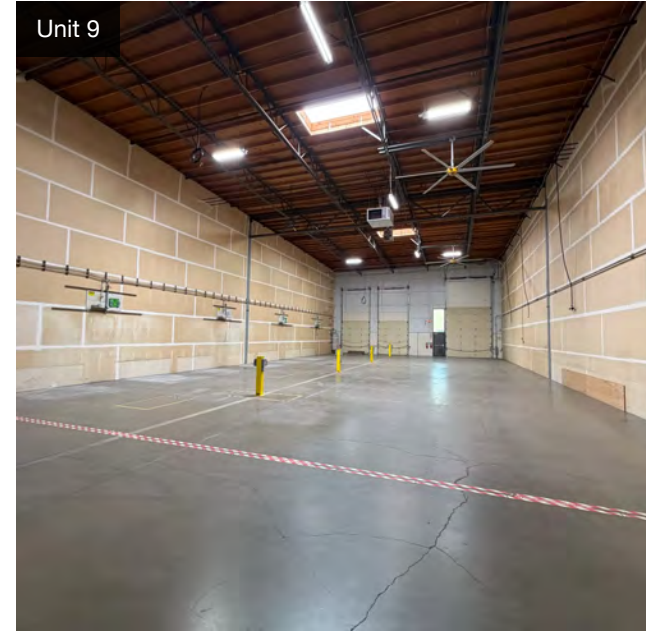
Unit 9



Unit 9



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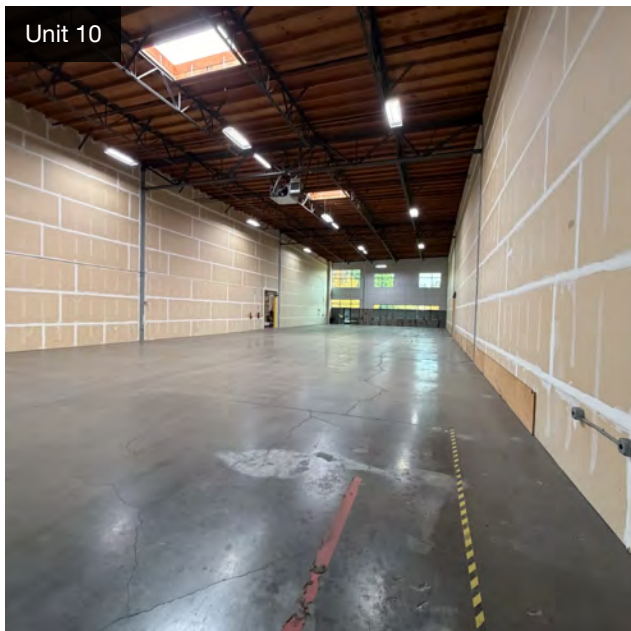
Unit 9



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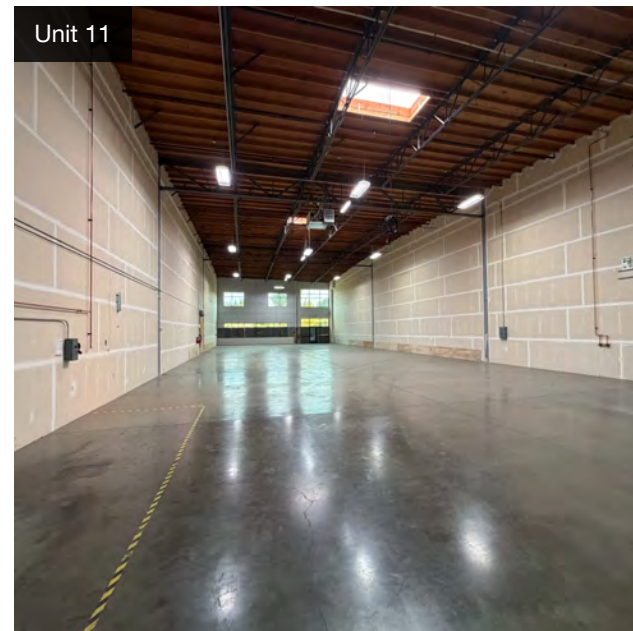
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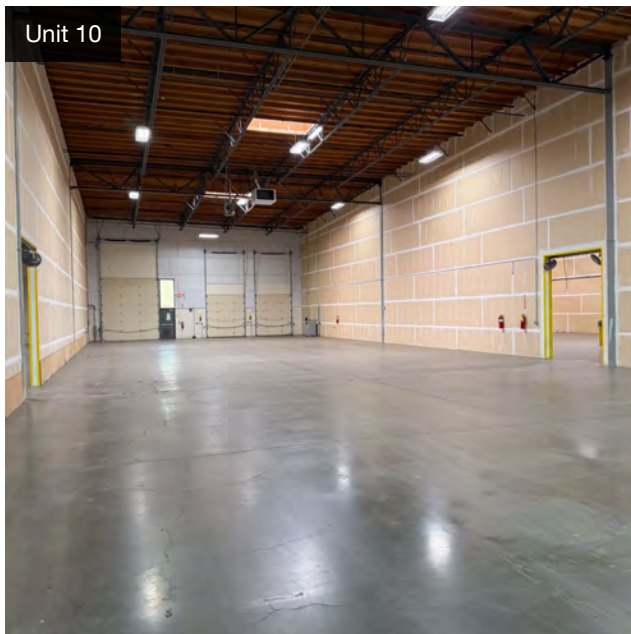
Unit 10



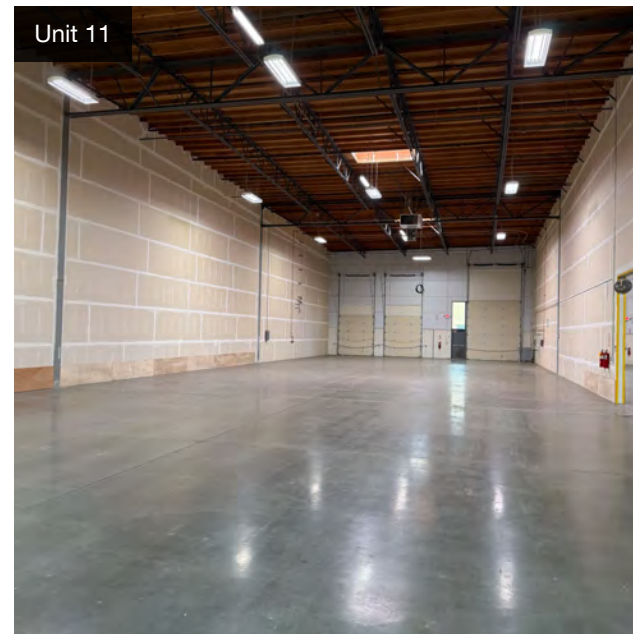
Unit 11



Unit 10

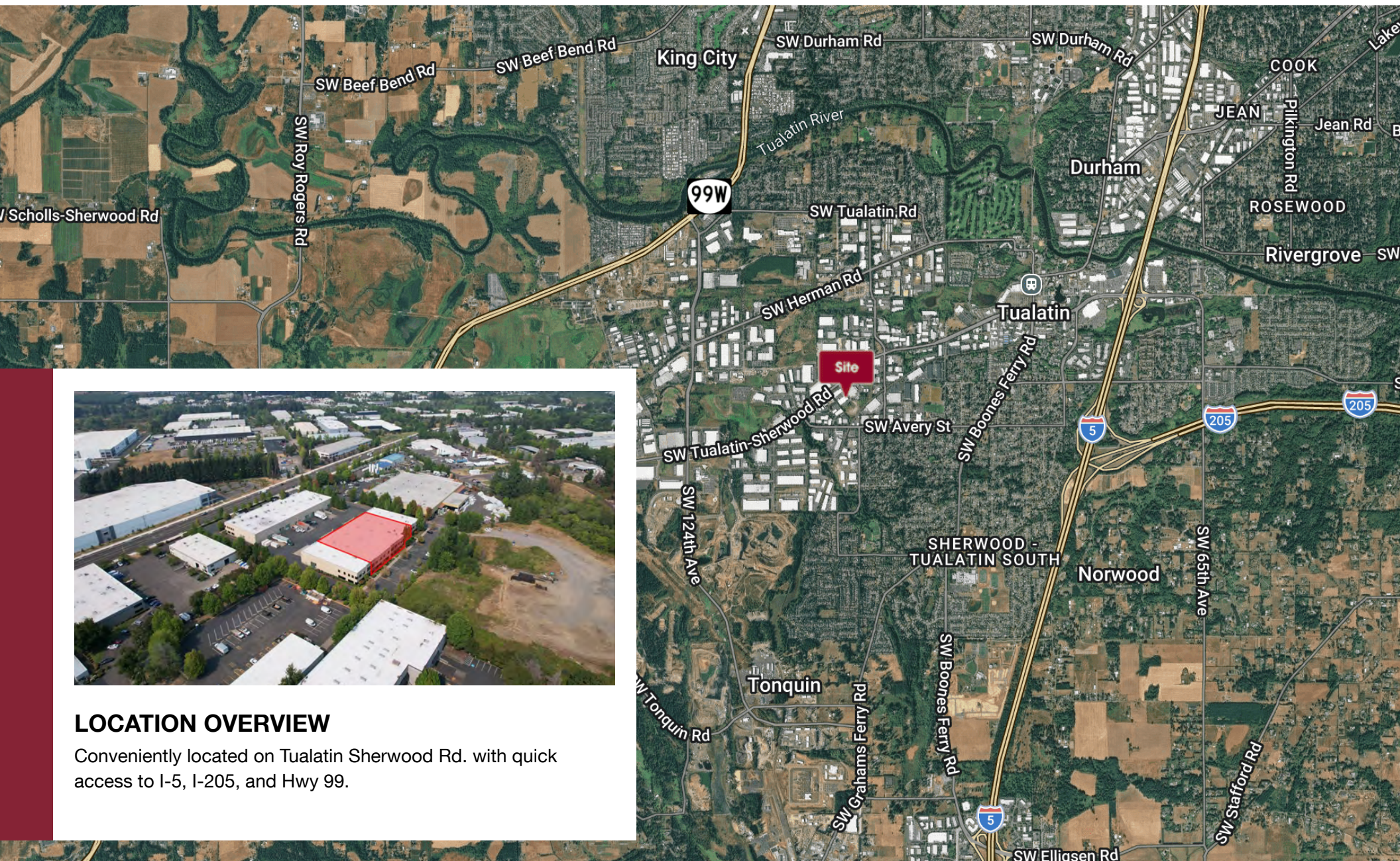


Unit 11



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LOCATION OVERVIEW

Conveniently located on Tualatin Sherwood Rd. with quick access to I-5, I-205, and Hwy 99.

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