



FOR LEASE

COLUMBIA STONE - INDUSTRIAL BUILDING WITH FENCED YARD

18880 SW TETON AVENUE , TUALATIN, OR 97062

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

LOCATION DESCRIPTION

Great site located in the heart of Tualatin's industrial corridor. The building sits on the corner of Teton and Herman Rd with quick access to all SW Freeways.

PROPERTY HIGHLIGHTS

- (5) street level loading doors with adjacent fenced yard
- 20,000 SF shop area
- 49 striped parking spaces
- Sprinkled
- 24' Clear height
- 600 amps of 480/277 electrical service
- Office in great condition
- Elevator served
- Men's and women's restrooms on both floors
- Fenced yard accessible from the warehouse

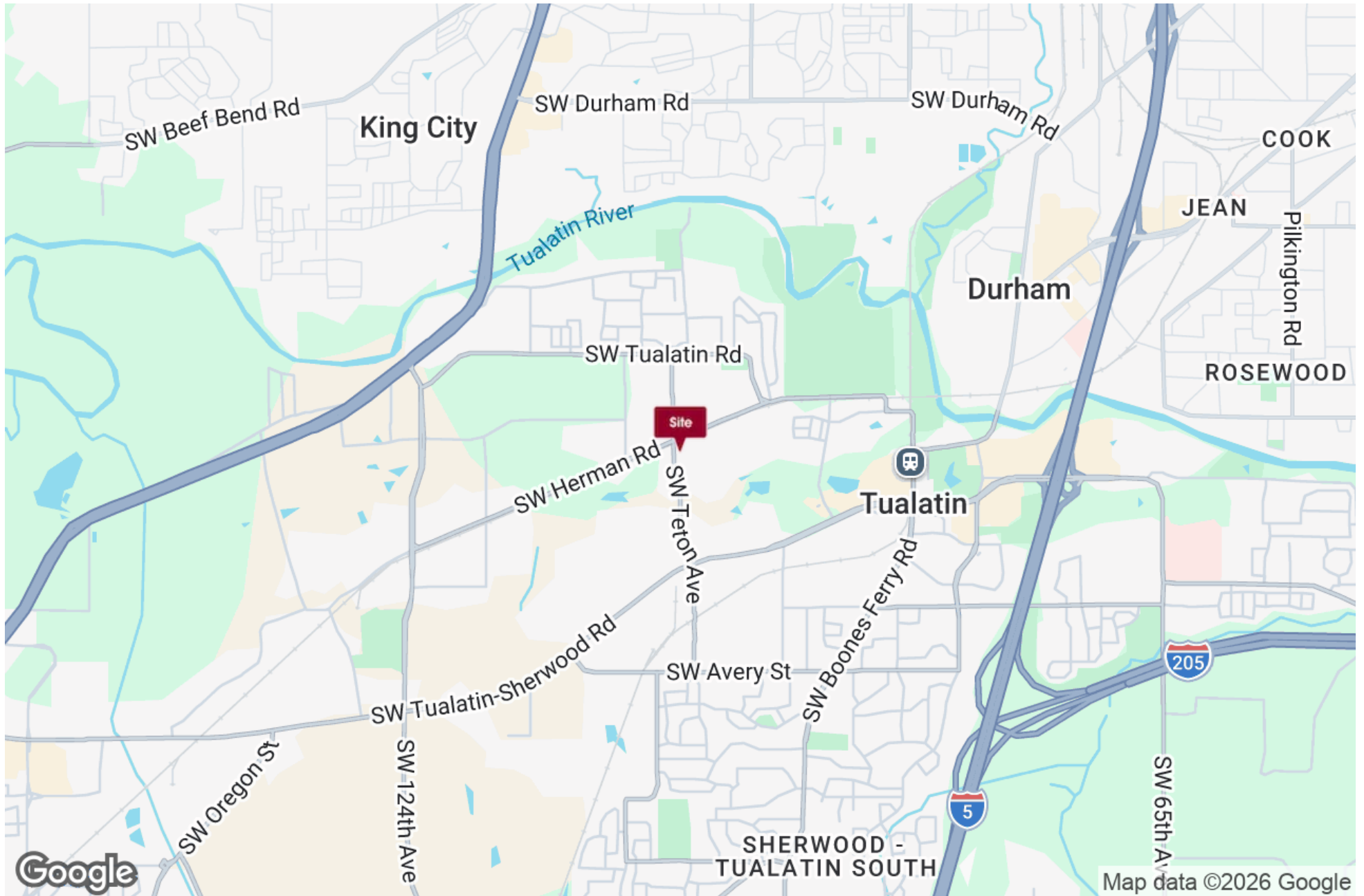
OFFERING SUMMARY

Lease Rate:	\$30,000 per month (NNN)
NNNs:	\$0.18/SF/Month
Available SF:	24,582 - 29,168 SF
Office Size:	9,172 SF
Lot Size:	1.74 Acres



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