

FOR SUBLEASE

13555 SW Millikan Way - Beaverton

1.5% BROKER BONUS!

on any new Sublease executed by 3/1/27



3 SPACES WITH FLEXIBLE TERM THRU 5/31/2031

- ±58,797 SF Climate Controlled Warehouse/Production Space
- ±12,354 SF Dedicated Office Space
- ±3,037 SF Dead Storage Space



**CUSHMAN &
WAKEFIELD**



SPACE DETAIL & HIGHLIGHTS

±71,151 SF Total Available

Space Sizes:

- Warehouse: ±58,797 SF
(Incl. ±8,160 SF Production - 136' x 60')
- Office: ±12,354 SF (incl. main entrance)
- Dead Storage: ±3,037 SF (incl. 2 restrooms)

Dock Positions: ±9 (+1 if trash compactor removed)

Dock Doors: 2 Oversized (16' W x 10' H)

Grade Ramp: 1 (on right side of dock)

Man Doors: Warehouse: 2 / Office: 4 / Hallway: 2 / Dead: 1

Access: Mutual Hallway - shared between WH & Office

Year Built: 1961

Clear Height: 20' Warehouse / 12' Production (drop ceiling)

Column Spacing: Approximately 23' x 26'

HVAC: Fully Climate Controlled Warehouse & Office

Electrical: In-place - Capped at ceiling (WH)

Power: ±2,000 amp 277/480v (incl. office)

Compressed Air: Air Tank & Lines in-place

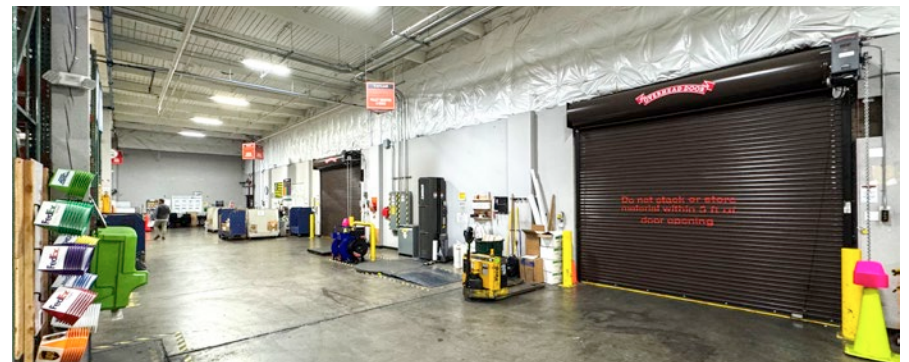
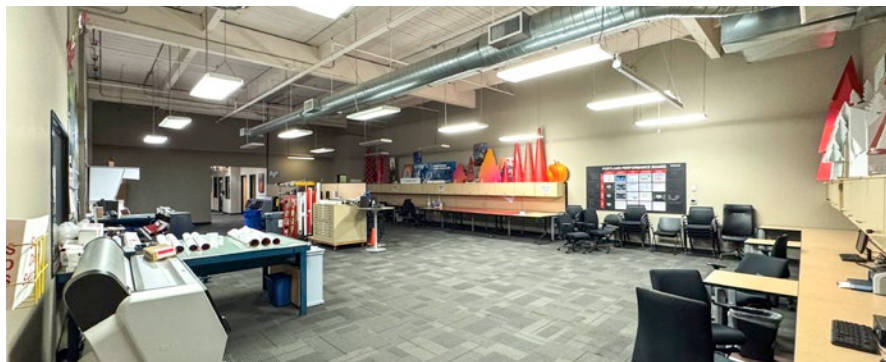
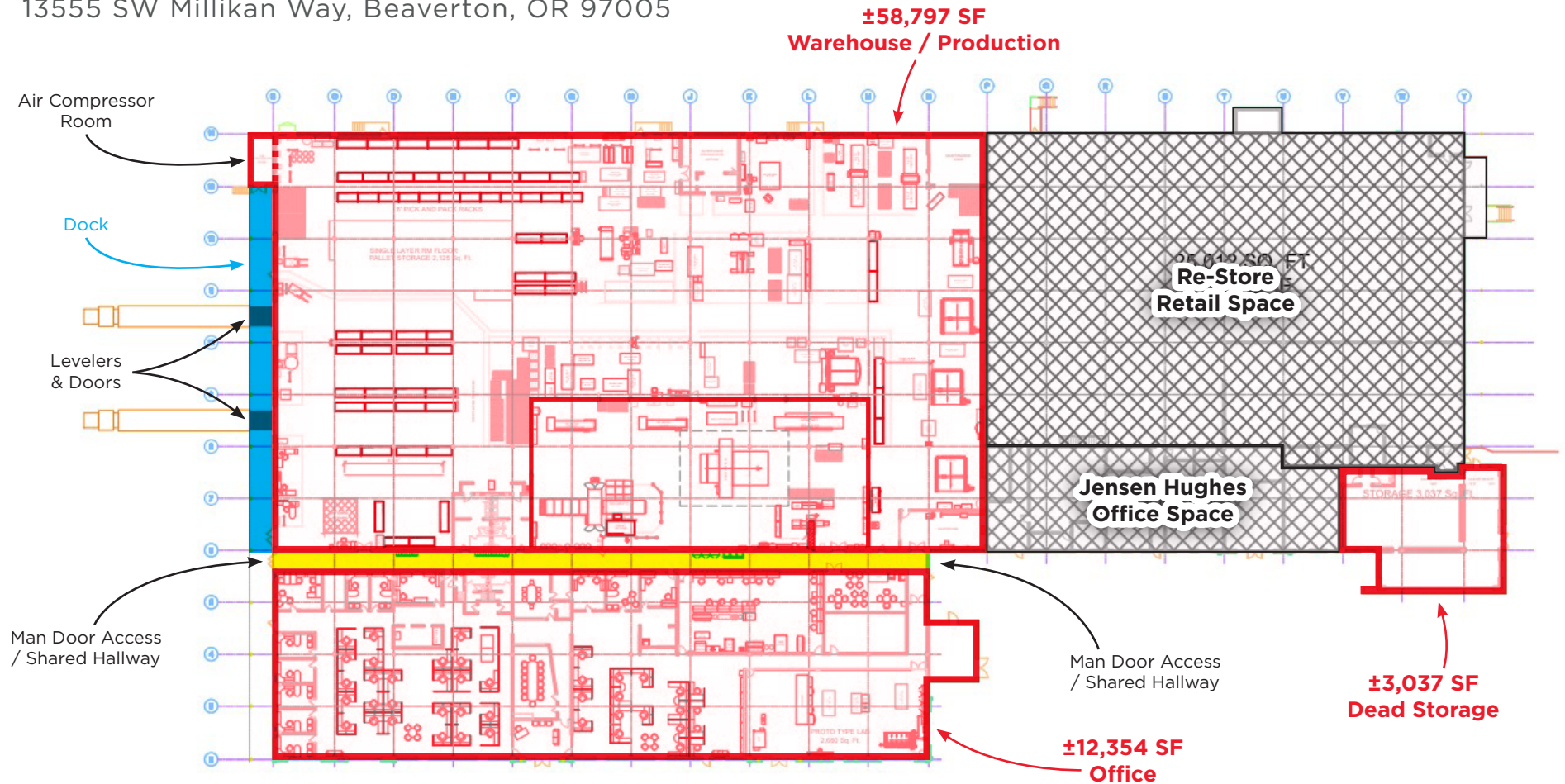
Restrooms: 2 - in Shared Hallway / 2 - in 'Dead Storage'

Sublease Term: Through 5/31/2031 - Flexible terms available

Sublease Rate: **\$0.85 / SF Blended (Est. \$0.17 NNN)**

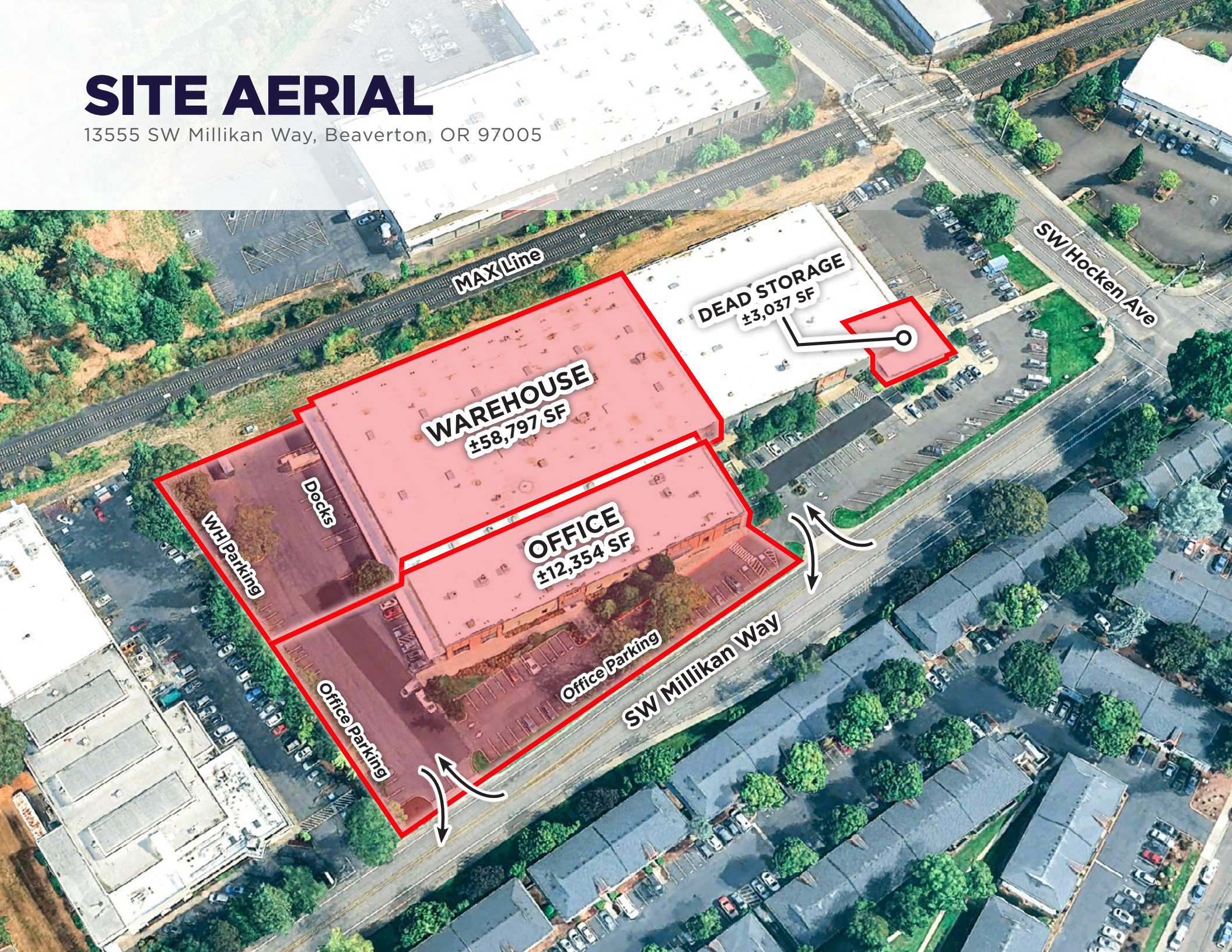
FLOOR PLAN

13555 SW Millikan Way, Beaverton, OR 97005



SITE AERIAL

13555 SW Millikan Way, Beaverton, OR 97005



MAXline

DEAD STORAGE
±3,037 SF

WAREHOUSE
±58,797 SF

OFFICE
±12,354 SF

WH Parking

Docks

Office Parking

Office Parking

SW Millikan Way

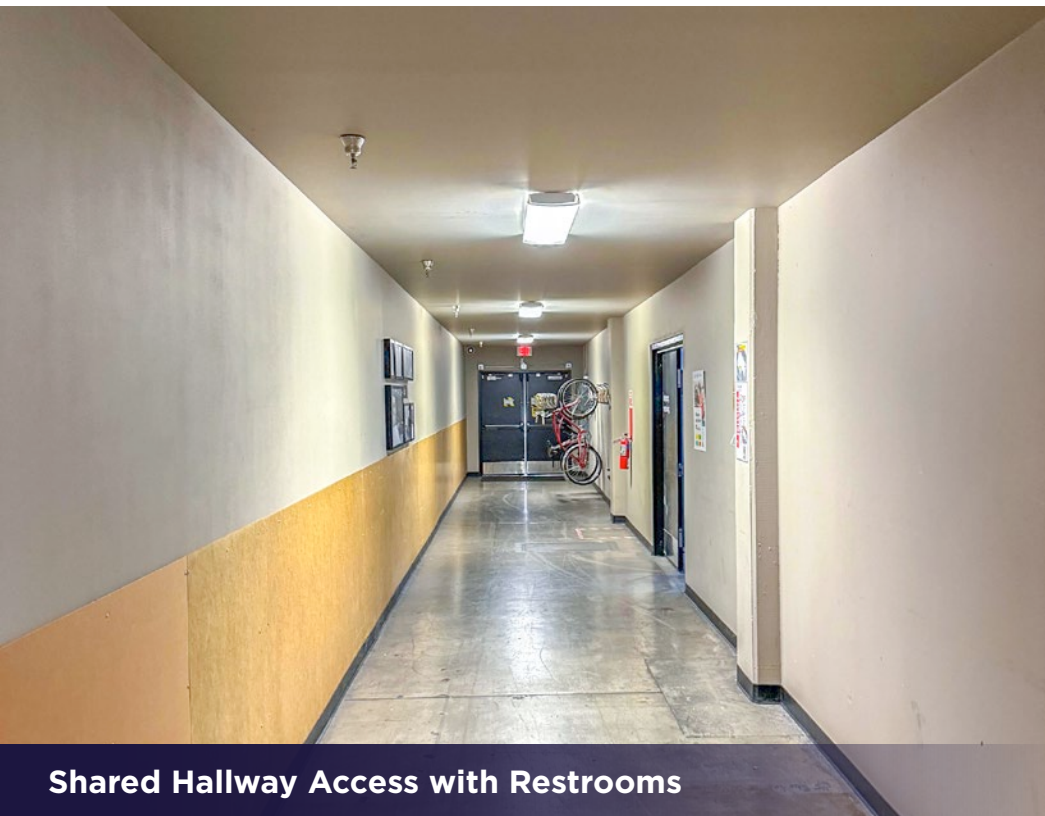
SW Hocken Ave



Dock with (2) 16' x 10' Doors + Ramp



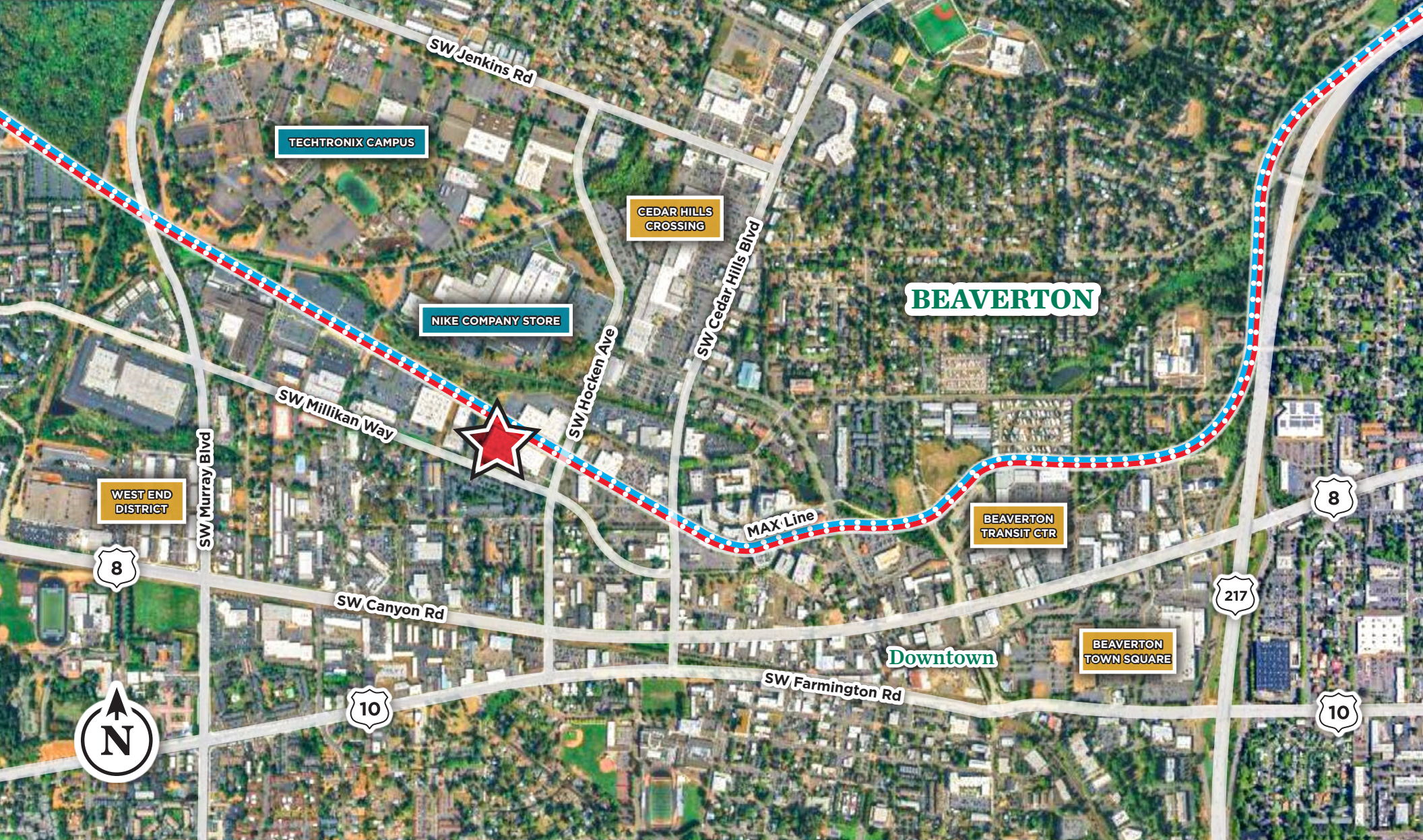
Dead Storage Space $\pm 3,037$ SF



Shared Hallway Access with Restrooms



Dead Storage Space $\pm 3,037$ SF



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