

FOR SALE OR LEASE

UNIQUE OFFICE AND PRODUCTION FACILITY

7440 SW BONITA ROAD :: TIGARD, OR 97224



For additional information please contact

Stuart Skaug, SIOR | 503.221.4822 | stuart.skaug@cbre.com | Licensed in OR

CBRE



HIGHLIGHTS

Lease Rate: \$35,000/SF Mo. NNN

:: **Total Square Feet:** 49,950 sq. ft.

:: **Office Square Feet:** 22,815 sq. ft.

:: **Parcel Size:** 3.21 ac (total)

:: **Dock Doors:** 5

:: **Grade Doors:** 3

Sale Price: ~~\$4,950,000~~ \$4,700,000

:: **Clear Height:** 12'-24'

:: **Car Parking:** 70

:: **Zoning:** IP, Industrial Park, City of Tigard

:: **Climate controlled production area**

:: **2014 Property Tax:** \$57,642.60

:: **Excellent proximity** to SW 72nd, I-5, and retail amenities

:: **Strong Freestanding Identity**

:: **Heavy Power**

:: **Tigard Enterprise Zone Incentives Available**

:: **Owner will subdivide the property**

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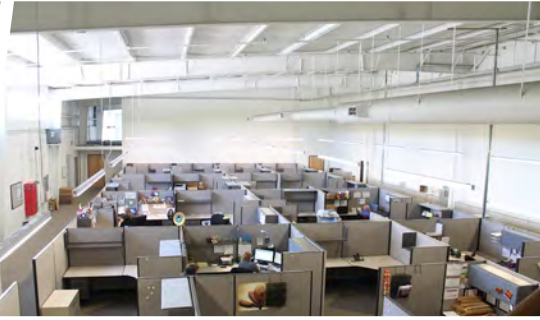
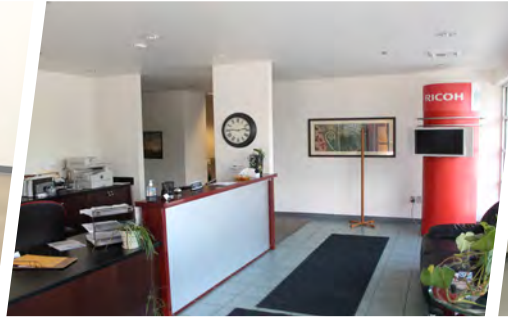
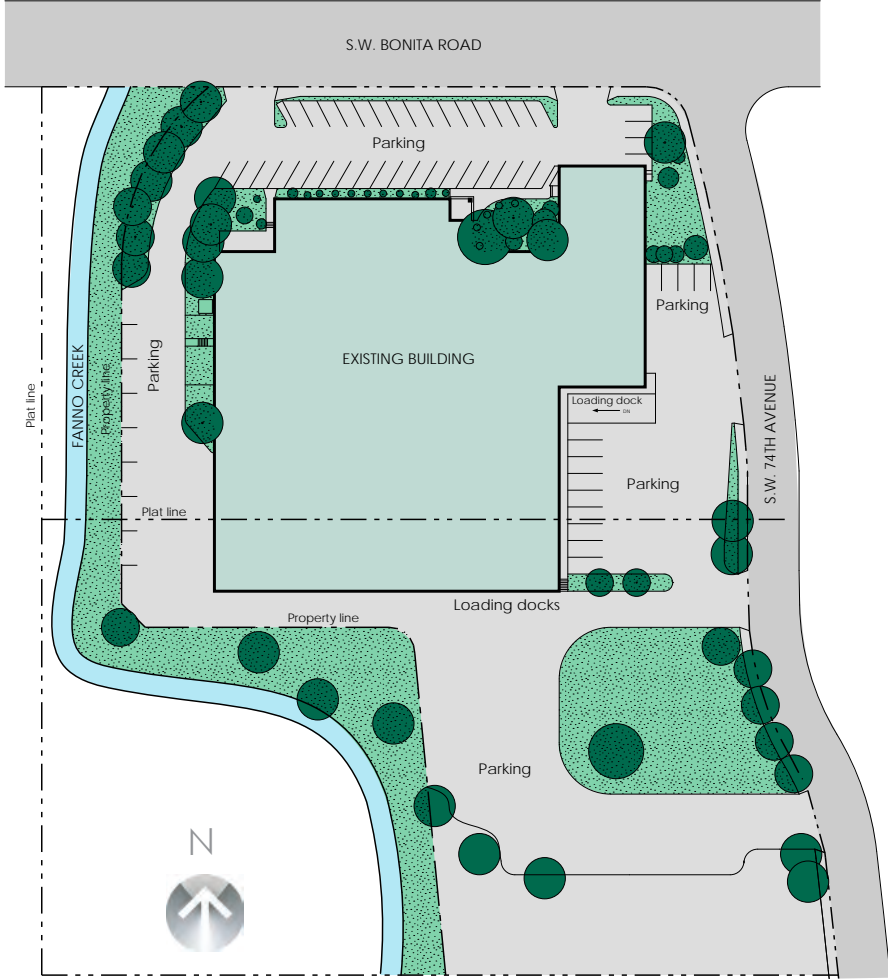
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SITE PLAN



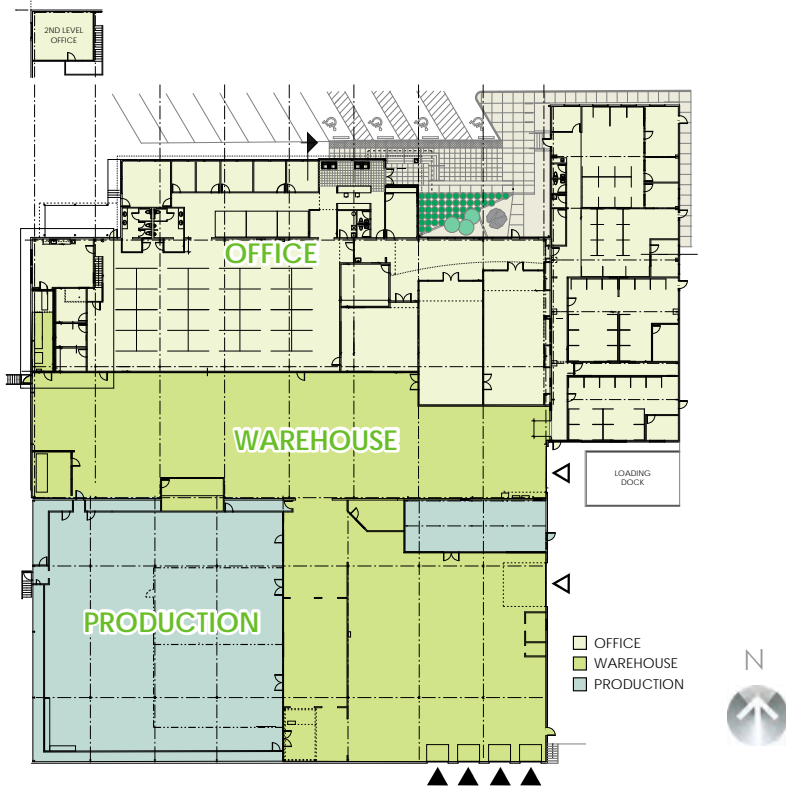
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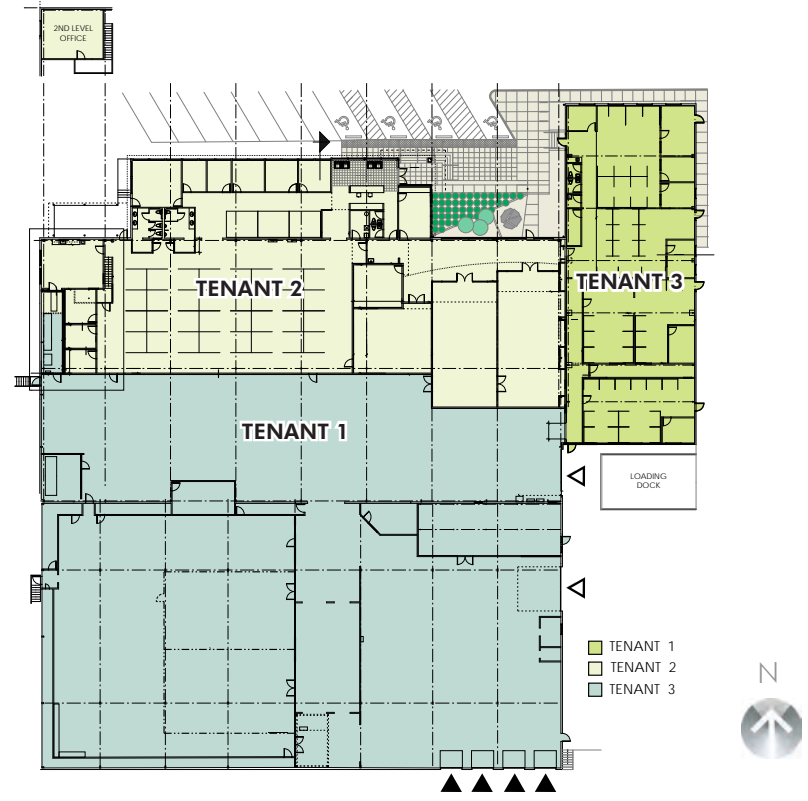
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FLOOR PLANS

Single Tenant Floor Plan



Multi Tenant Floor Plan



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LOCAL AERIAL

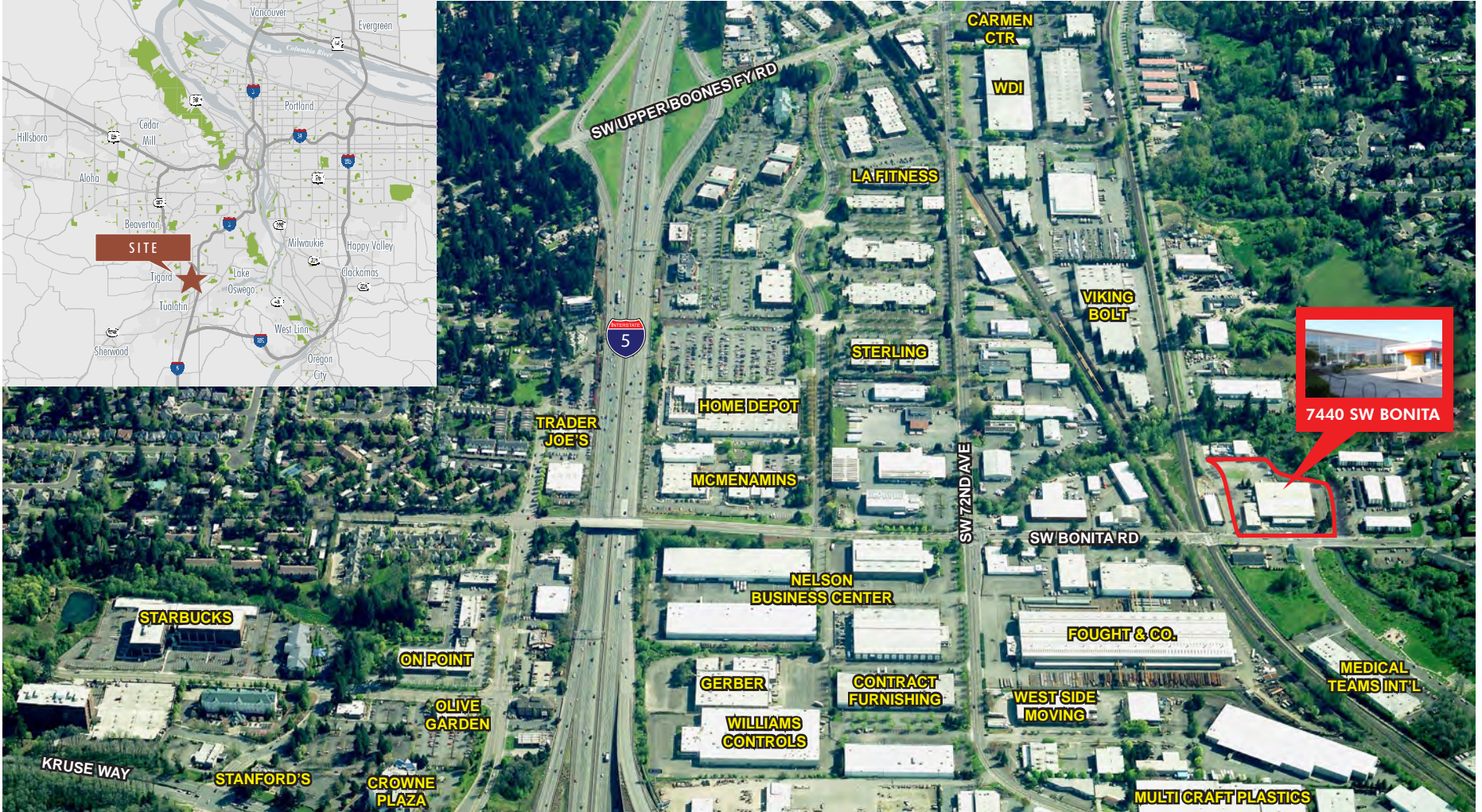


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LOCATOR MAP & AERIAL



CONTACT

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