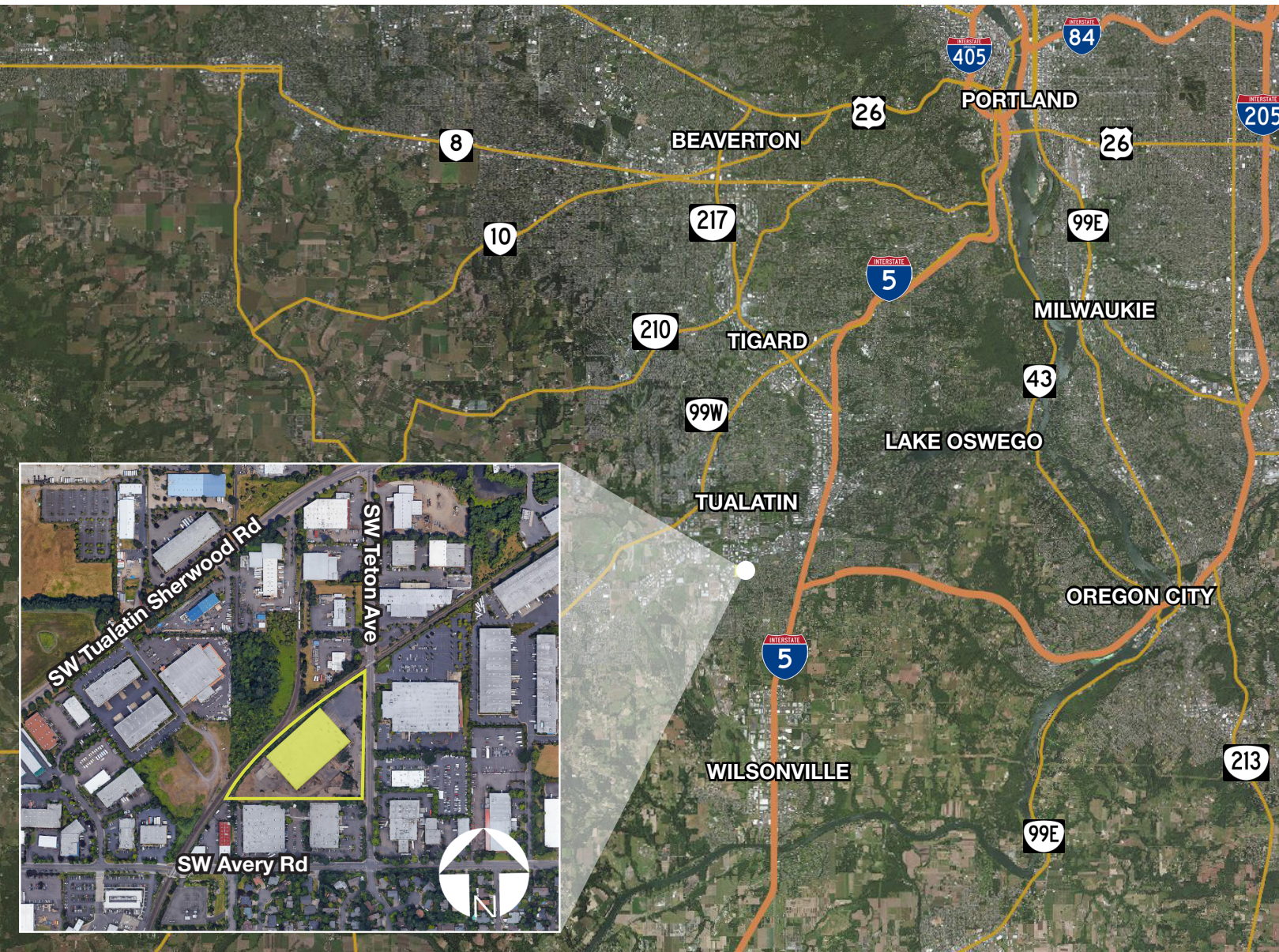


**Teton Commerce Center** 20495 SW Teton Avenue, Tualatin, OR

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**LEASING INFORMATION**

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**FOR LEASE**

**Tualatin Industrial Building**

Warehouse/Manufacturing with Yard - 100,000 SF/Divisible

All contents herein are subject to change based on final approved plans by City of Portland. This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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# Project Description

**BUILDING SIZE** 100,000 SF footprint, divisible to 50,000 SF with many sizes in between

**SITE SIZE** 7.45 acres

**OFFICE SIZE** 4,735 SF main level; 1,652 SF second level

**FENCED YARD** 1+ acres

**POWER** 480/277 Volt 3 phase, 1,000 amps

**LOADING** 19 dock high doors, 4 grade level doors

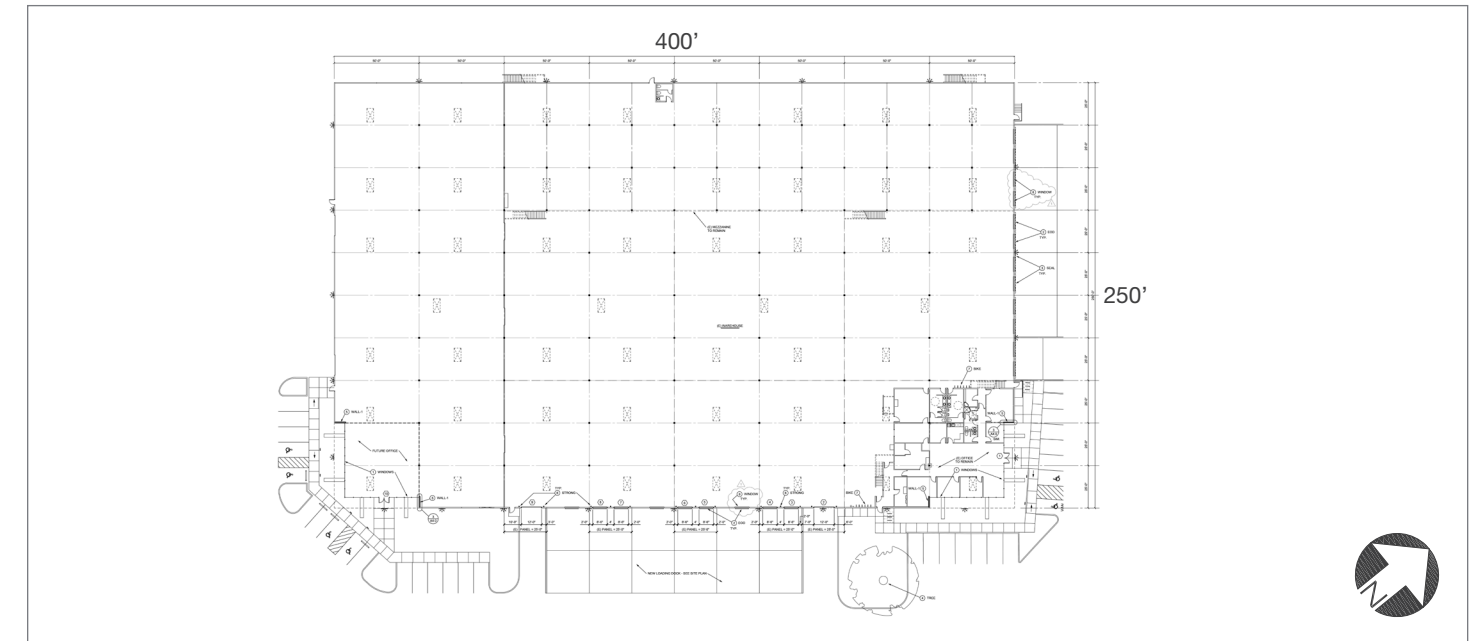
**CLEAR HEIGHT** 21' to bottom of structural beams

**ZONING** ML - Light Manufacturing, City of Tualatin

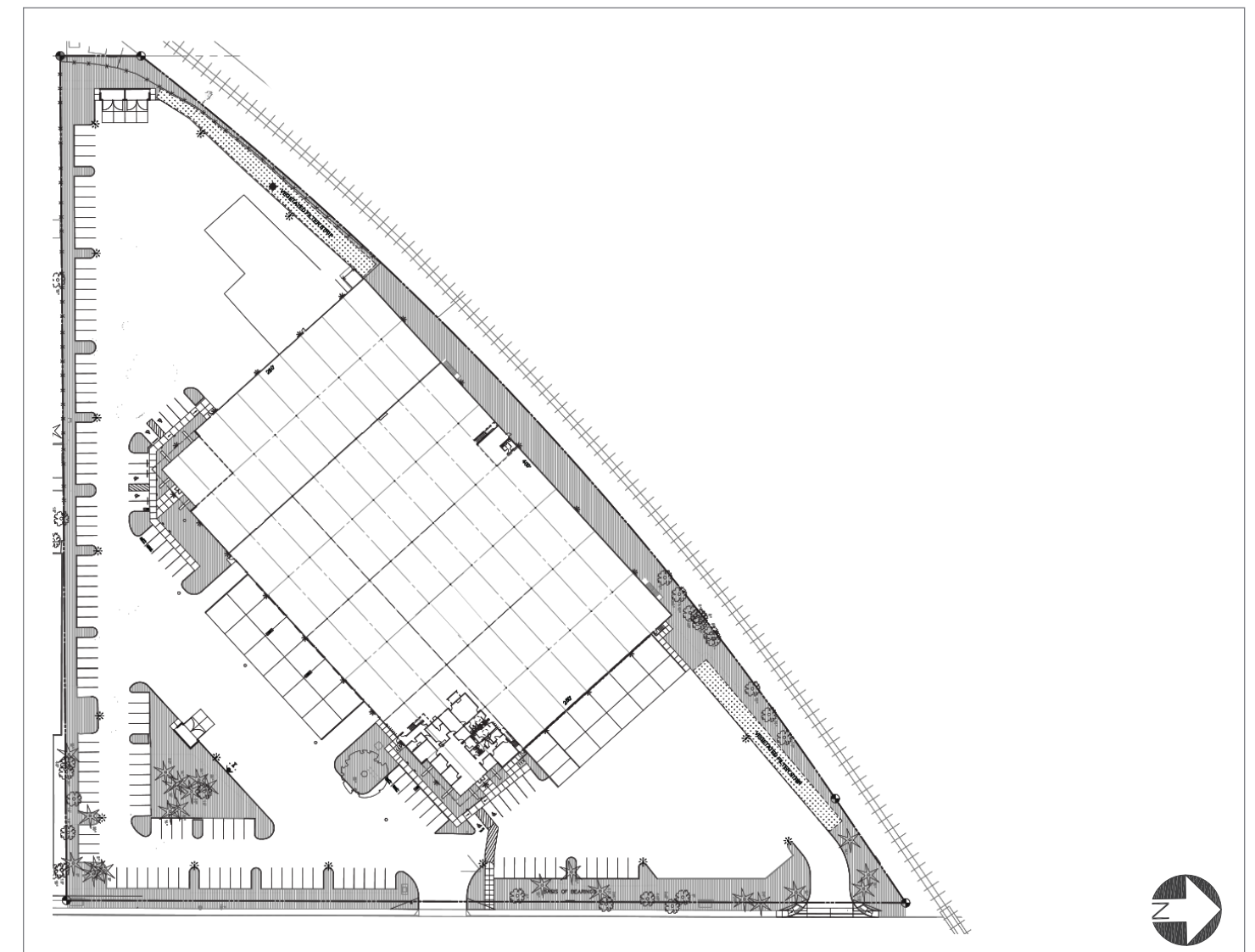
**LEASE RATE** \$0.48/\$0.85 NNN



# Floor Plan



# Site Plan



## Features

Rare opportunity to lease up to 100,000 SF in the I-5 corridor

New roof, new office, new paint inside and out, new landscaping and parking lot reconfiguration

Minutes from I-5 allowing superior access to entire Portland metro area

Excellent truck access and staging

West end of building has 25,000 SF space designed for hazardous work area separated by a fire wall

Abundant parking

Fenced/paved yard area for truck parking and outside storage

