

For Lease or Sale

# Well Located Tigard Warehouse

12970 SW Hall Boulevard, Tigard, Oregon



Sale Price: \$2,100,000  
Lease Rate: \$0.34/SF NNN

## Property Overview

This property is located directly across from Tigard City Hall. This concrete-tilt building resides on 1.49 acres, allowing for abundant parking or additional yard area. The 30,600 square foot building is a high functioning cross-dock distribution or manufacturing building featuring 20' clear height, metal halide lighting and 3-phase power. Ideally located, minutes from Highway 217 and I-5, and just seconds to downtown Tigard, which features many amenities including restaurants and services. Newly renovated Burnham Street provides easy access to downtown Tigard.

**NAI** Norris, Beggs  
& Simpson

Commercial Real Estate Services, Worldwide.

For More Information, Contact:

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The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase or lease.

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**FOR SALE**

- Approximately 30,600 SF warehouse.
- Approximately 2,450 SF office.
- Cross-dock facility.
- Owner/user or investor opportunity.
- Abundant parking.
- Minutes to I-5 and Hwy 217.
- Asking Price: \$2,100,000.00 (\$68.63/SF).



**FOR LEASE**

- 10,000 - 30,000 SF available.
- 20' clear height.
- Approximately 2,450 square feet of office.
- Four dock doors, one ramp door.
- Potential for yard area.
- Racking available.
- Asking Price: \$0.34/SF/NNN.



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