



# TUALATIN VALLEY HIGHWAY FRONTAGE

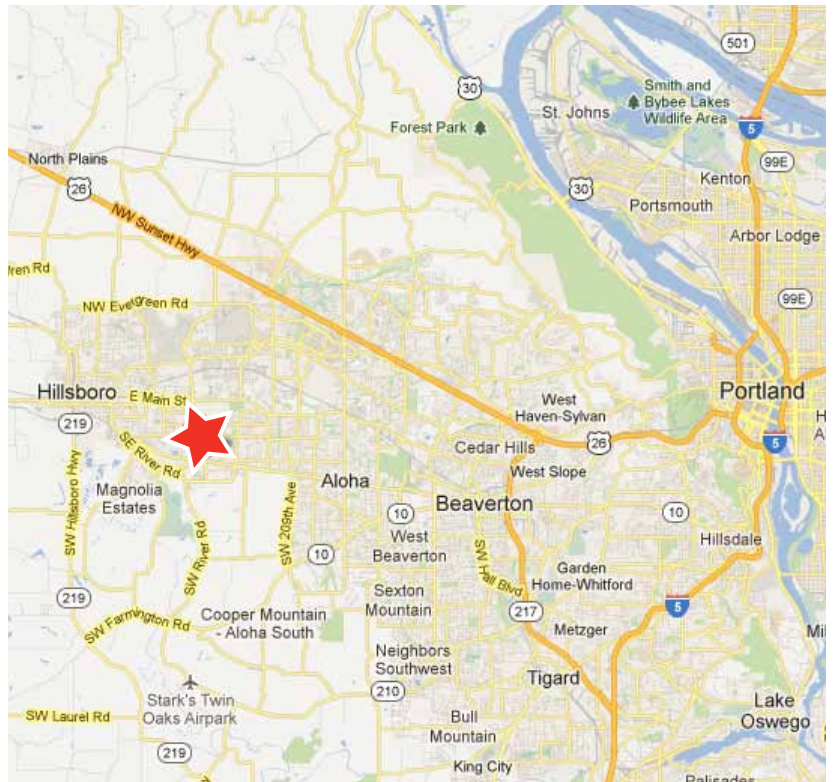
4705 SE Witch Hazel Rd.  
Hillsboro, OR 97123

## FOR SUBLEASE

## 4 BAY MAINTENANCE SHOP WITH STORAGE YARD



<b>BUILDING SIZE</b>	±5,550 Square Feet
<b>SITE SIZE</b>	±2.00 Acres
<b>LEASE RATE</b>	\$5,900 Monthly NNN
<b>ZONING</b>	M-2 Industrial
<b>POWER</b>	3-Phase Electrical Service
<b>LOADING</b>	Four 16' grade level roll up doors
<b>CLEAR HEIGHT</b>	18' - 20'



### SPACE FEATURES

- Available Immediately
- Tualatin Valley Highway Frontage
- Wet Sprinkler System
- Paved Lighted and Gated Yard w/ Separate Entrance
- Shop Building Contains a Office, Locker Room, Break Room, Radiant Heat and is Plumbed for Air

### FOR MORE INFORMATION, PLEASE CONTACT:

**AARON WATT**

Associate Director

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**CUSHMAN & WAKEFIELD OF OREGON, INC**

200 SW Market Street, Suite 200

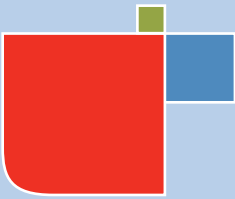
Portland, OR 97201

(503) 279-1700

[www.cushmanwakefield.com](http://www.cushmanwakefield.com)

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\* Yard outlined above is approximate



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