

## **OFFERING SUMMARY**

**Sale Price:** \$2,575,000

Lease Rate: \$15,000/ Month+NNN

14,000 SF

Warehouse Building: 14,000 SF
Office Building: 2,600 SF

**Total:** 16,600 SF

Land Area: 1.54 Acres

Power: 800 Amps, 3

Phase

**Zoning:** Industrial, City of Beaverton

## **LOCATION OVERVIEW**

12 minutes (3.6 mi) to Nike Headquarters

18 minutes (8.7 mi) to Downtown Portland

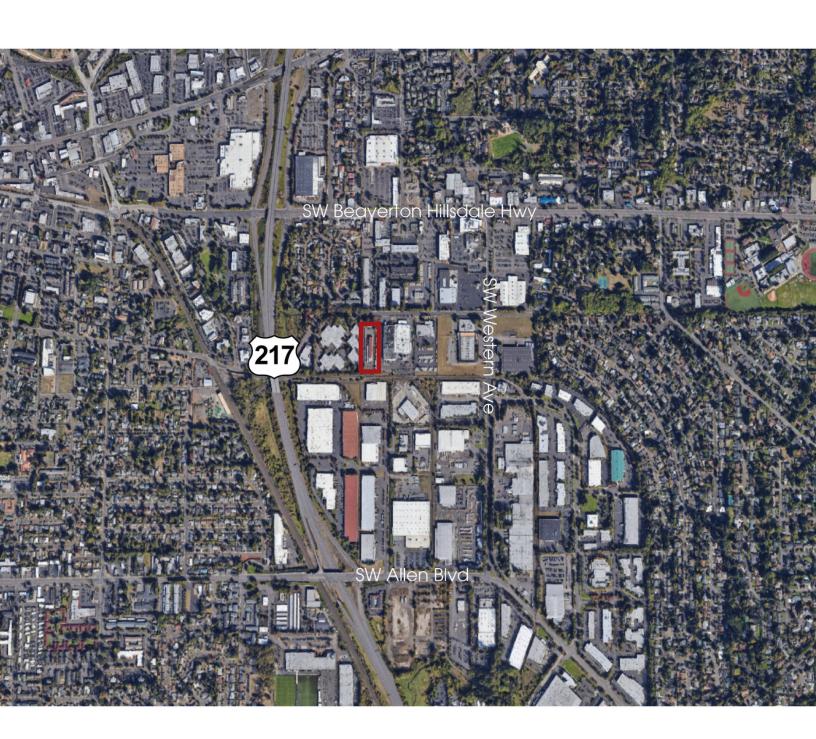
19 minutes (12.4 mi) to Ronler Acres Intel Campus

## **PROPERTY HIGHLIGHTS**

- Great Beaverton location, just off of Western Ave.
- Fully equipped metal fab shop with office and yard space.
- Metal Fab equipment including: multiple bridge cranes, press brake, welding machines, compressors, bandsaw, and more.
- Gated yard. Paved and fenced.
- Oversized grade door.



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