



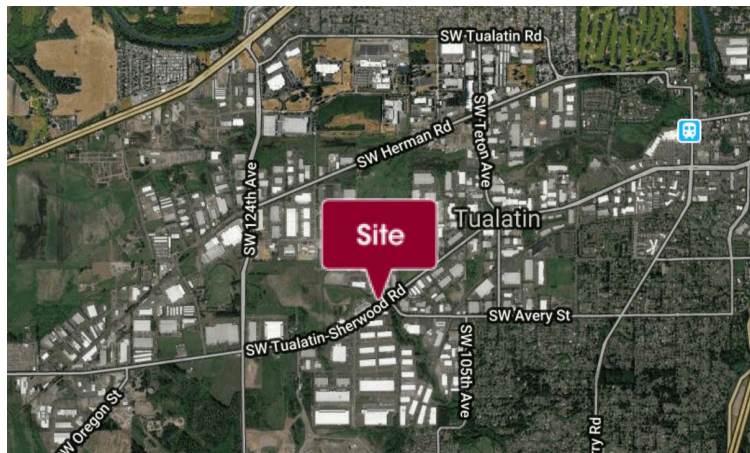
## HEDGES C

### PROPERTY OVERVIEW

Cutting edge building with clear span space and extremely high ceilings makes for a superb work environment. This area is seeing major transportation improvements with the opening of 124th linking the Southwest Industrial Corridor, the Myslony Bridge, and the widening of Tualatin Sherwood Rd.

### PROPERTY HIGHLIGHTS

- Brand new construction
- Adjacent neighbors include Industry Restaurant, Perlo Construction Headquarters, and Pacific Northwest Properties



<b>Lease Rate:</b>	\$ .75 SF NNN/month
<b>Estimated NNN's:</b>	\$ .16 to \$ .18
<b>Warehouse SF:</b>	18,497 SF
<b>Clear Height:</b>	30+ FT
<b>Loading:</b>	Dock high
<b>Grade Level Doors:</b>	1, oversized
<b>Dock High Doors:</b>	3
<b>Sprinklered:</b>	Yes
<b>Power:</b>	Heavy
<b>Zoning:</b>	General Manufacturing
<b>Estimated Completion Date:</b>	April, 2020

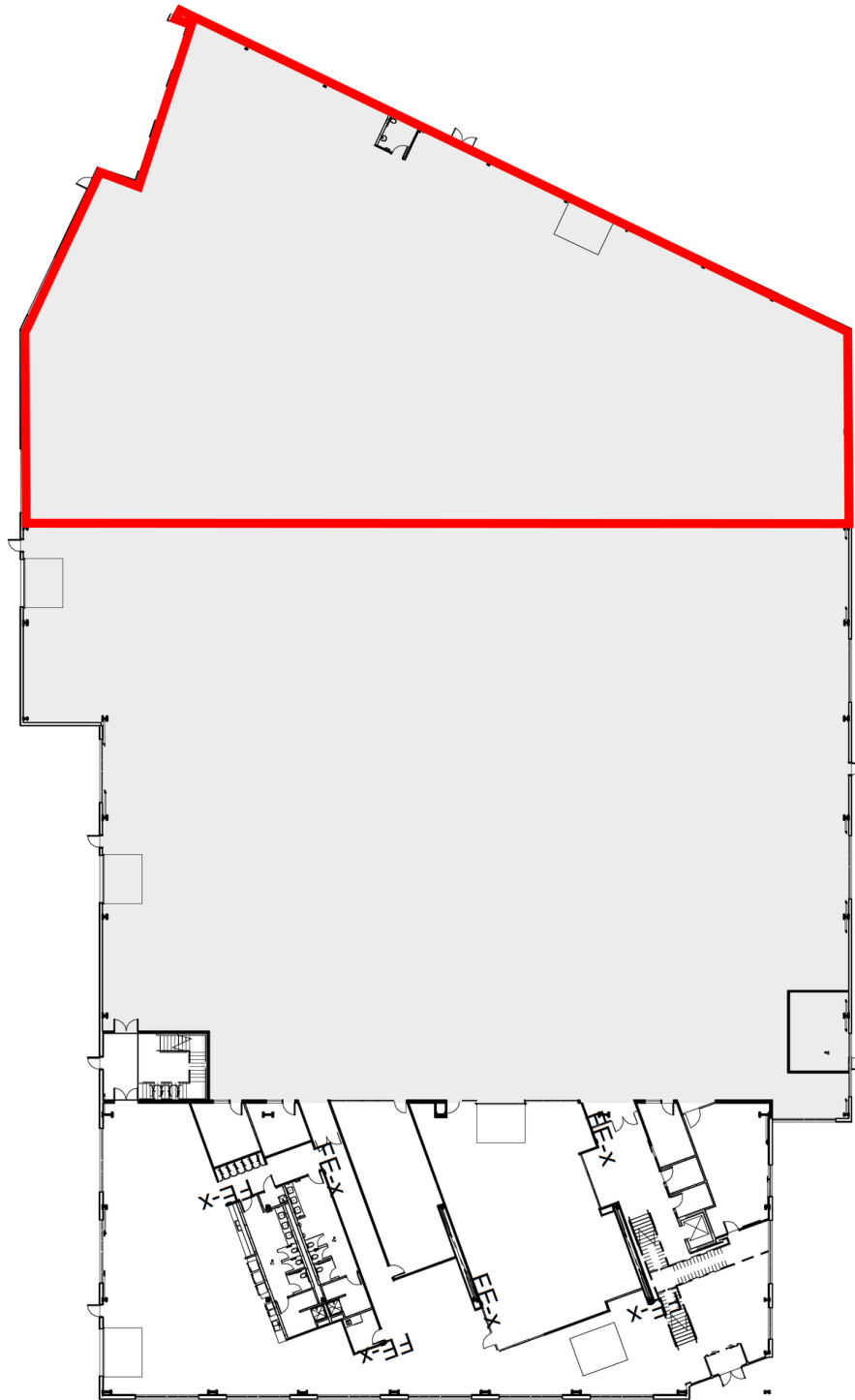


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