

**REDUCED
LEASE RATE**

INDUSTRIAL WAREHOUSE AND OFFICE SPACE

14945 SW 72ND AVE | TIGARD, OREGON

Joe Kappler
503.972.7294
joek@macadamforbes.com
Licensed in OR & WA

1800 SW First Avenue, Suite 650 | Portland, OR 97201 | WWW.MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR LEASE



PROPERTY SUMMARY | 14945 SW 72nd Ave

OFFERING SUMMARY

Shell:	10,154 SF
Office:	6,022 SF
Estimated NNNs:	\$0.20/SF
Zoning:	I-L, Light Industrial
Available SF:	6,177 - 12,843 SF
Ceiling Height:	16' & 10'
Power:	480 Volts 3 Phase

PROPERTY OVERVIEW

There are two suites in the building that can combined for 12,843 SF which includes 6,022 SF of office space (2,689 SF on the 2nd floor) plus 650 SF of 2nd floor storage space. There is secure fenced storage area on the South side and West side of the property. There is a monument sign facing SW 72nd Avenue. The building was recently painted and there is approximately 725 SF of covered storage area outside the building.

PROPERTY HIGHLIGHTS

- Signage opportunity facing SW 72nd Ave
- Three dock high doors (10'H x 12'W)
- One Grade level door (10'H x 12'W)
- Quick access to I-5, Hwy 217, & Hwy 99

Lease Amounts:

- Suite 1: \$5,604.00
- Suite 2: \$4,498.00
- Entire Building: \$10,102.00



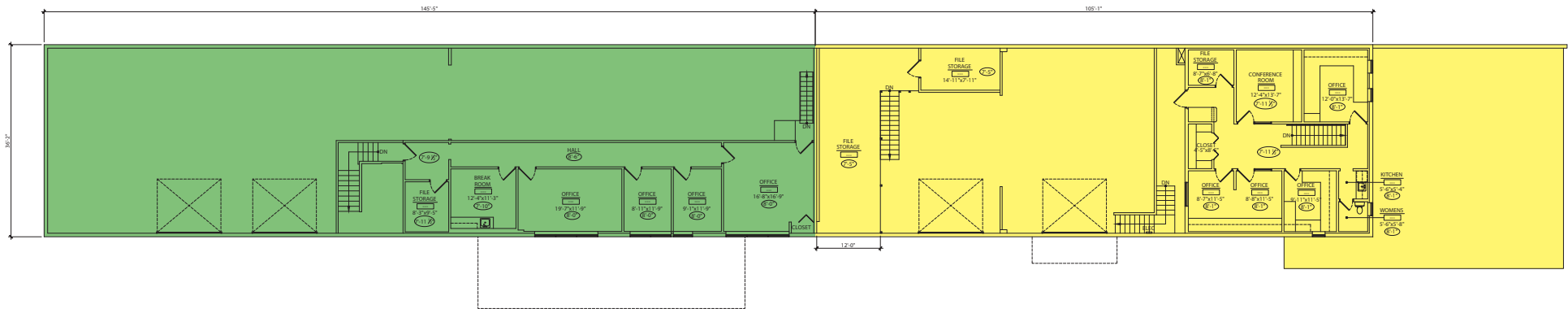
SPACE INFORMATION | 14945 SW 72nd Ave

SUITE 2:

- 6,177 SF
- 4,458 SF of warehouse
- 800 SF of 1st floor office
- 1,408 SF of 2nd floor office
- 2 dock doors

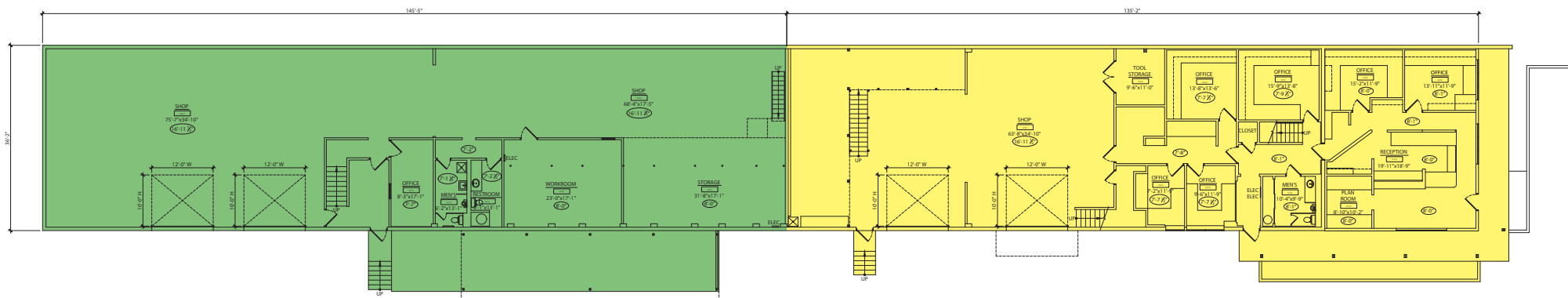
SUITE 1:

- 6,666 SF
- 2,363 SF of warehouse
- 2,533 SF of 1st floor office
- 1,281 SF of 2nd floor office
- 1 dock and 1 grade door.



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

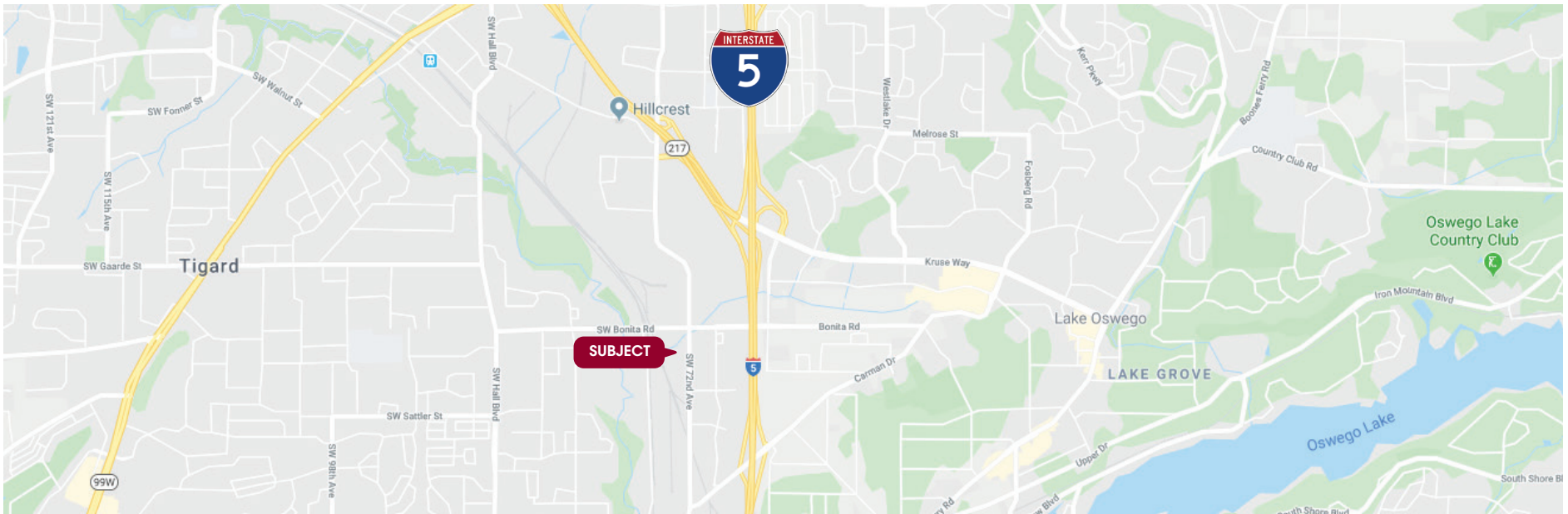
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



ADDITIONAL PHOTOS | 14945 SW 72nd Ave



LOCATION | 14945 SW 72nd Ave



All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.



1800 SW First Avenue, Suite 650 | Portland, OR 97201 | WWW.MACADAMFORBES.COM | 503.227.2500