

OFFERING SUMMARY

Sale Price:	\$2,100,000
Total SF:	12,843 SF
Clear Height:	16' 10"
Power:	480 Volt 3 phase
Zoning:	I-L Light Industrial

PROPERTY OVERVIEW

10,154 SF shell with 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. The building was recently painted with approximately 725 SF of covered storage area outside the building.

*One of the owners is employed at Macadam Forbes, Inc. and holds an active real estate license in the State of Oregon.

LOCATION OVERVIEW

This property benefits from quick and easy access near the intersection of HWY 217 and I-5. I-205 is just two exits to the South on I-5. Nearby are restaurants and shopping, including over 500,000 SF of retail space at the upscale Bridgeport Village.

PROPERTY HIGHLIGHTS

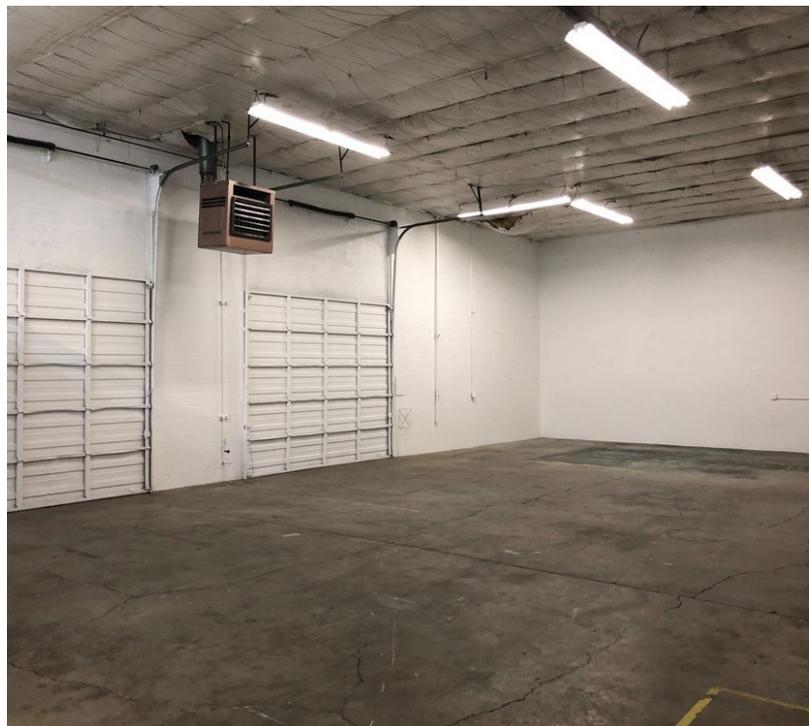
- Signage opportunity facing SW 72nd Ave
- Recently painted building
- Three dock high doors (10'H x 12'W)
- One grade level door (10'H x 12'W)



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

FOR SALE

14945 SW 72nd Ave Tigard, OR 97224



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joek@macadamforbes.com
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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.

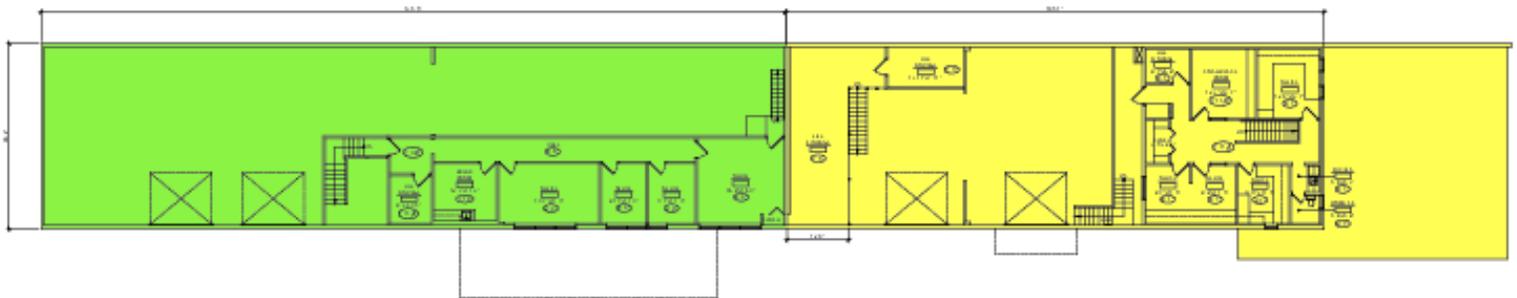
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SUITE 2:

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

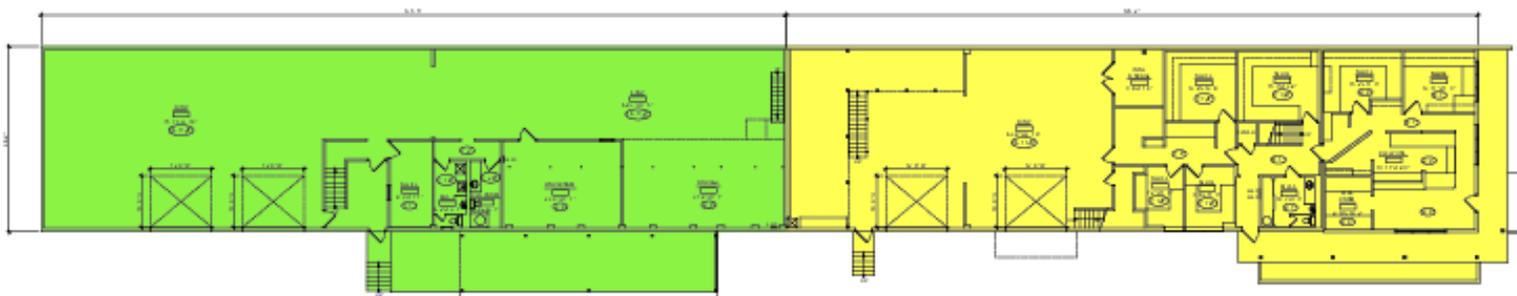
SUITE 1:

- 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.



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

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



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

N
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