



CRANE SERVED, YARD IN THE HEART OF THE 217 CORRIDOR

OFFERING SUMMARY

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| Building Size: | 43,200 SF |
| Yard Size: | Approximately 1 Acre |
| Office Size: | 3250 SF (two story, 1,625 SF per floor) |
| Power: | Heavy 480 3 phase |
| Monthly Rates: | \$0.50 NNN Shell \$0.75 NNN Office Surcharge \$0.12 SF Yard Storage |
| NNN's: | \$0.10 SF/Month |
| Zoning: | IP, Industrial Park |

PROPERTY OVERVIEW

Two-story industrial building with rare features. Restrooms on each floor in the office spaces. Drive-thru capability allows for on/off loading of trailers within the building. Sprinklers and LED Lights were recently installed in the shop/warehouse.

PROPERTY HIGHLIGHTS

- 2 Crane Bays 300'x58'
- Ten Ton Cranes in each 25' under the hook
- 10 Ton Crane in yard



FOR LEASE

10250 North Dakota Street, Tigard, OR 97223



LOCATION DESCRIPTION

- Two miles North of I-5 and 217 interchange
- Direct access to 217/Beaverton-Tigard Highway at Greenburg Rd



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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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