

Lu Pacific Industrial Park

9905-9975 SW HERMAN ROAD, TUALATIN, OR 97062

NEW CONSTRUCTION

FOR LEASE

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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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COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

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PROPERTY DESCRIPTION

Brand new Class A industrial project available for lease or build-to-suit. The buildings are situated to accommodate a wide range of industrial uses and sizes and come equipped with generous employee parking and dock and grade-level loading.

The project also has a prominent street presence on Herman Road and is centrally located within the I-5 Corridor submarket.

OFFERING SUMMARY

Lease Rate:	Call For Rates
Building 1 Size:	104,254 SF
Total Site Area:	8.5 Acres
Zoning:	Light Manufacturing (ML)



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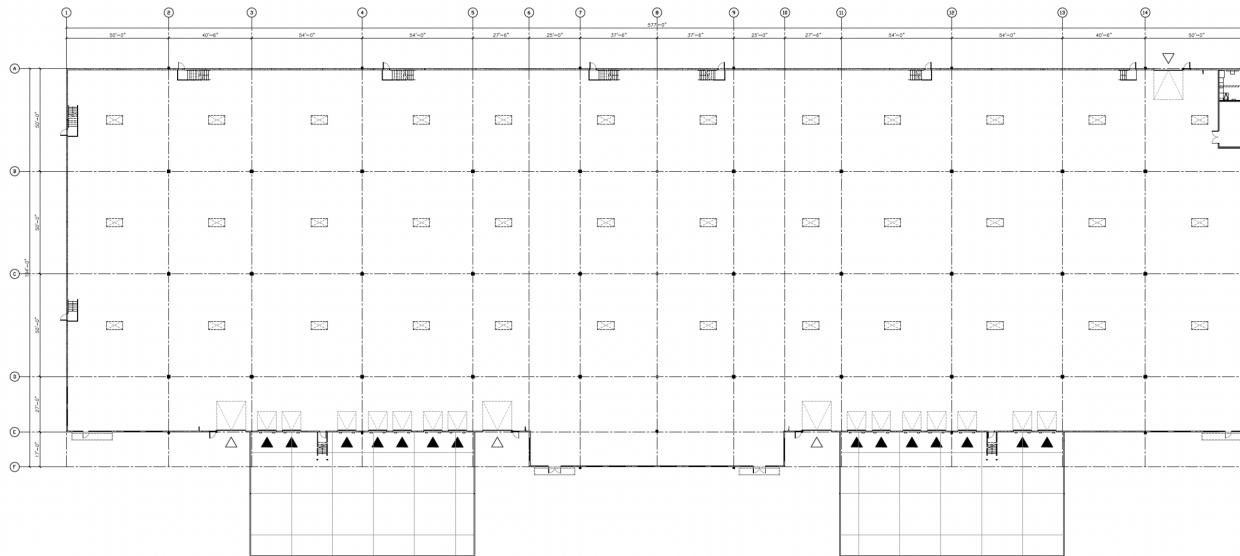
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9975 SW HERMAN ROAD, BUILDING 1

- Total of 104,254 square feet with build-to-suit office
- Divisible to 40,000 square feet
- 30' clear height
- 14 dock doors
- 4 grade doors
- ESFR sprinkler system
- Ample truck staging
- Generous employee parking 1.04/1,000
- 2,000 amp 277/480 V, 3-phase Power



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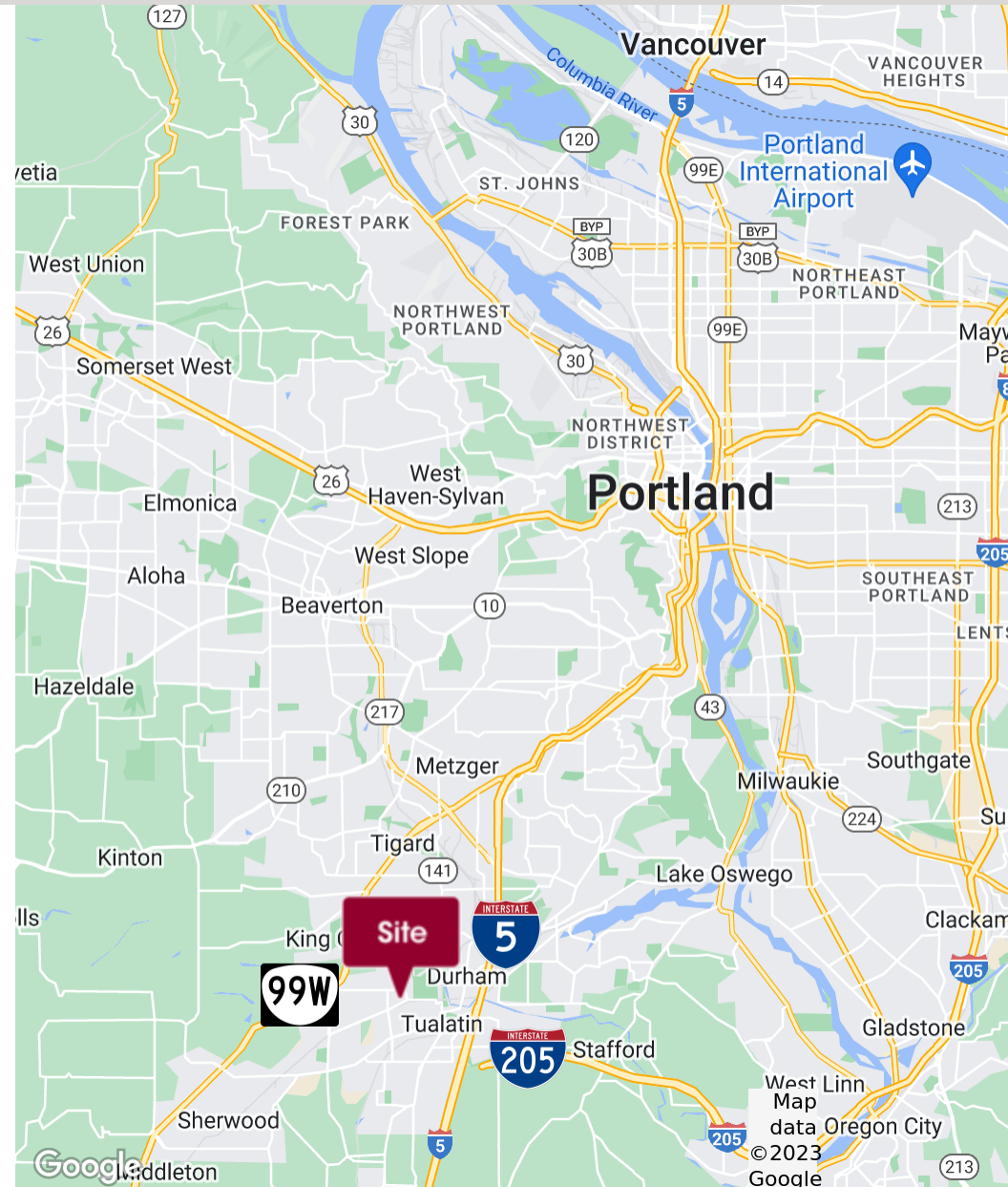
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LOCATION OVERVIEW

Centrally located within Tualatin, Oregon, the project offers immediate access to major arterials including Interstate 5, Highway 99W, and Interstate 205.

Strategically positioned near Interstate 5 and Interstate 205 junction, Tualatin has traditionally appealed to light industrial and manufacturing companies. Within the past several years, Tualatin has emerged as one of the fastest-growing industrial submarkets that have now become one of the major industrial nodes within the Portland market.

POINTS OF INTEREST	DISTANCE	TIME
Interstate 5	1.8 mi	4 min
Highway 99W	1.8 mi	4 min
Interstate 205	3.3 mi	8 min
Downtown Portland	12.8 mi	18 min
Portland International Airport	23 mi	33 min
Vancouver, Washington	20 mi	30 min



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