

Warehouse, Office, and Graveled Yard

4670 SW PACIFIC AVENUE | BEAVERTON, OR 97005



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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.

FOR LEASE

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

4670 SW Pacific Avenue, Beaverton, OR 97005



PROPERTY DESCRIPTION

This is a rare opportunity in the heart of Beaverton for industrial users to stake their presence in Washington County. The 5,600 square foot space has well-maintained bathrooms, abundant power, a small graveled side yard, and a two-story office.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	Fully Leased
Building Size:	12,000 SF



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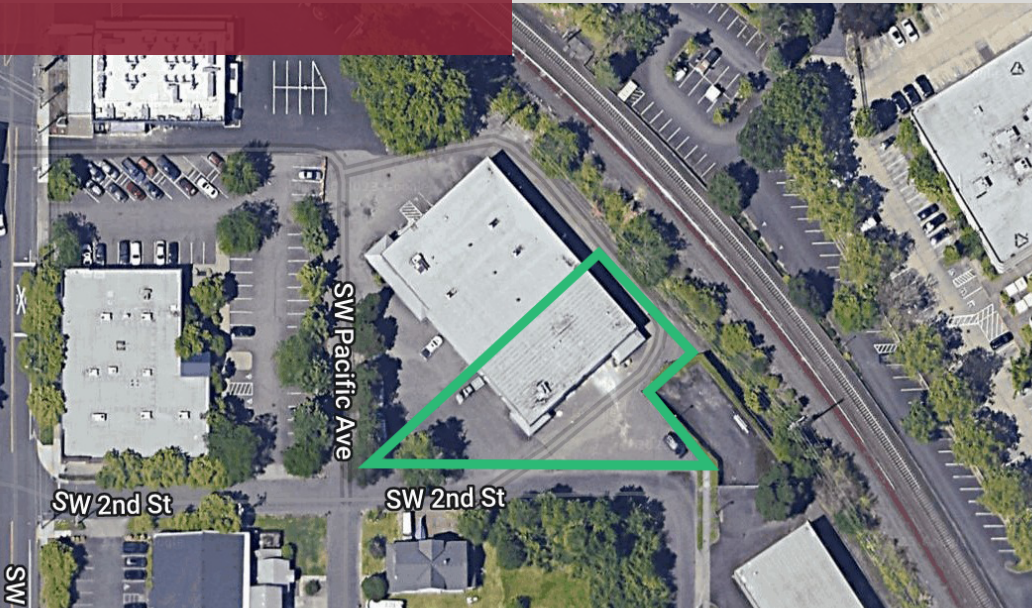
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PROPERTY HIGHLIGHTS

- 2 dock doors
- 1 grade door
- Small, two-story office in great condition
- Small yard area
- Available July 1st, 2023

LOCATION DESCRIPTION

The building is situated in Beaverton, Oregon. Beaverton is a suburb of Portland, which is approximately 7.5 miles to the west. The building itself is located on the east side of SW Pacific Avenue, which is a few blocks from Beaverton Hillsdale Highway. The surrounding area is primarily commercial, with a mix of retail stores, restaurants, and office buildings all in close proximity to Highway 217.

POINTS OF INTEREST	DISTANCE	TIME
MAX Blue Line	0.5 mi	3 min
Highway 217	0.8 mi	5 min



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