

Warehouse Office & Secure Yard

20350 SW AVERY COURT, TUALATIN, OR 97062



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FOR SALE
& LEASE

 **MACADAM
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COMMERCIAL REAL ESTATE SERVICES

FOR SALE & LEASE

20350 SW Avery Court, Tualatin, OR 97062



PROPERTY DESCRIPTION

Rare availability of warehouse, office, and paved/secured yard site in the heart of the Tualatin Submarket.

PROPERTY HIGHLIGHTS

- Freezer/Cooler 3,500 SF
- 1.80 acre site
- Fenced, paved, and gated
- 5 grade level doors (12' x 12'), 1 dock door
- 14' Clear Height
- 1,200 Amp 3 Phase Power
- MG (General Manufacturing) Zoning - Tualatin

OFFERING SUMMARY

Sale Price:	Call For Pricing
Lease Rate:	\$23,500.00 per month (NNN)
Available SF:	9,100 SF
Office:	2,500 SF
Building Size:	9,100 SF
2023-2024 Taxes:	\$17,922.36

LOCATION

DISTANCE

TIME

Interstate 5	2.5 mi	8 min
Interstate 205	3.6 mi	10 min
Portland International Airport	21.5 mi	37 min



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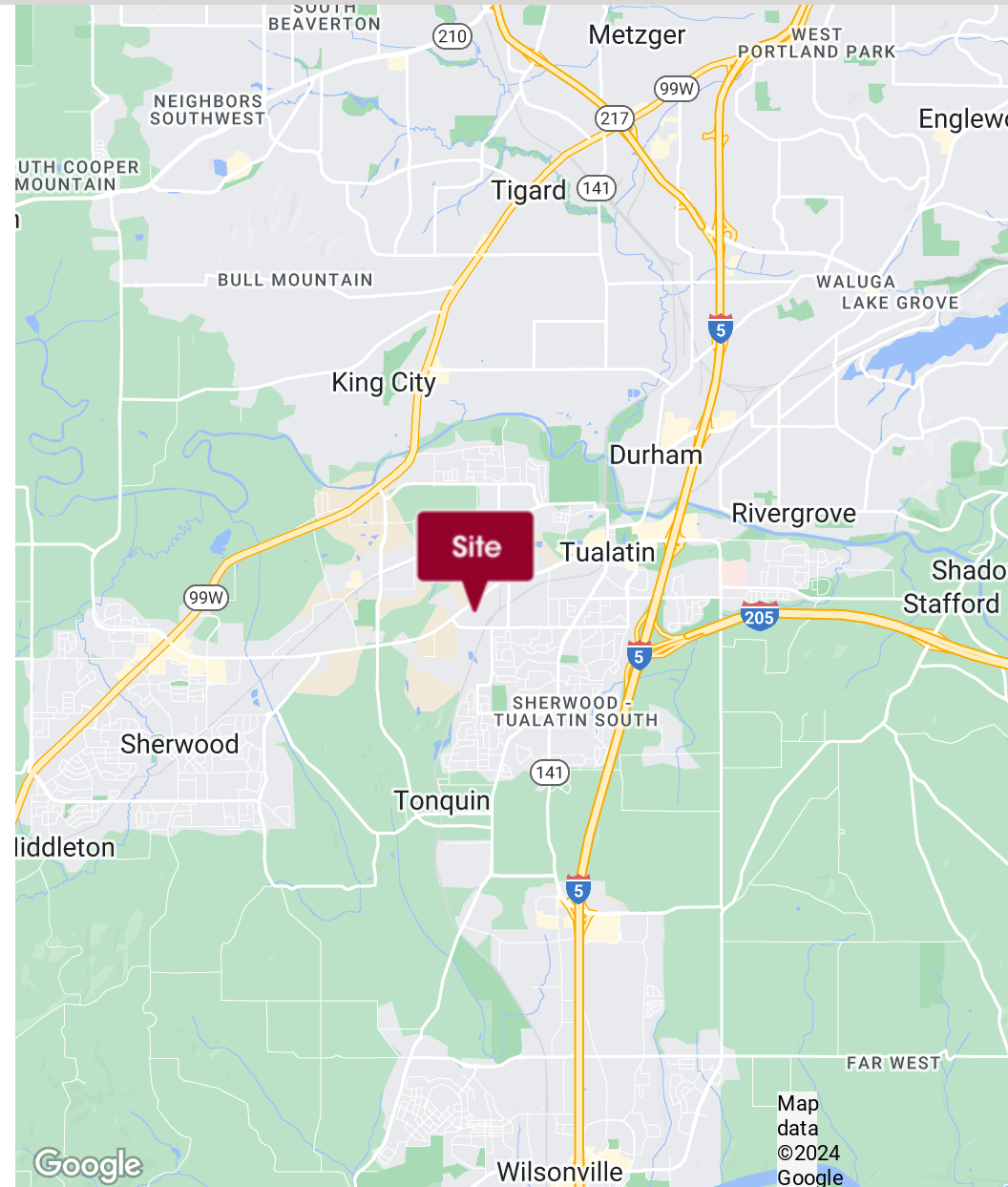
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LOCATION OVERVIEW

Located directly off SW Tualatin-Sherwood Road just west of Teton Avenue in the heart of the City of Tualatin's industrial district. The property is accessible to I-5 and I-205. Tualatin is the Portland Metro area's largest industrial/commercial submarket.



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