

# Manufacturing / Food Processing Facility

18544-18555 SW Teton Avenue, Tualatin, Oregon 97062

## For Sale or Lease



• Total Building SF:	Approximately 78,000 sf	• Sprinkler:	Wet System
• Office Area (Two stories) :	Approximately 12,975 sf <i>(Floor Plan Available upon Request)</i>	• Power:	1200 Amps, 3-Phase <i>(Well-distributed throughout the Bldg)</i>
• Lot Size:	3.25 acres	• Clear Height:	24' Clear
• Freezer Area:	Approximately 5,489 sf	• Parking:	1.1/1,000 (77 spaces)
• Unfinished Upstairs Office Area:	Approximately 3,166 sf	• Loading:	13 Dock / 2 Grade Doors
• Year Built:	Phase One 1986 Phase Two 2000	• Zoning	MG, Tualatin
• Price:	\$5,000,000 (\$65.00 PSF)		
• Lease Rate:	\$39,000, NNN per month (\$0.50 PSF)		

**Paul Carlson, SIOR**

Director

503 279 1755

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**CUSHMAN & WAKEFIELD®**

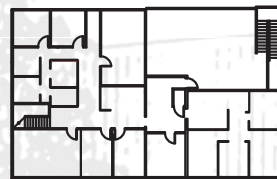
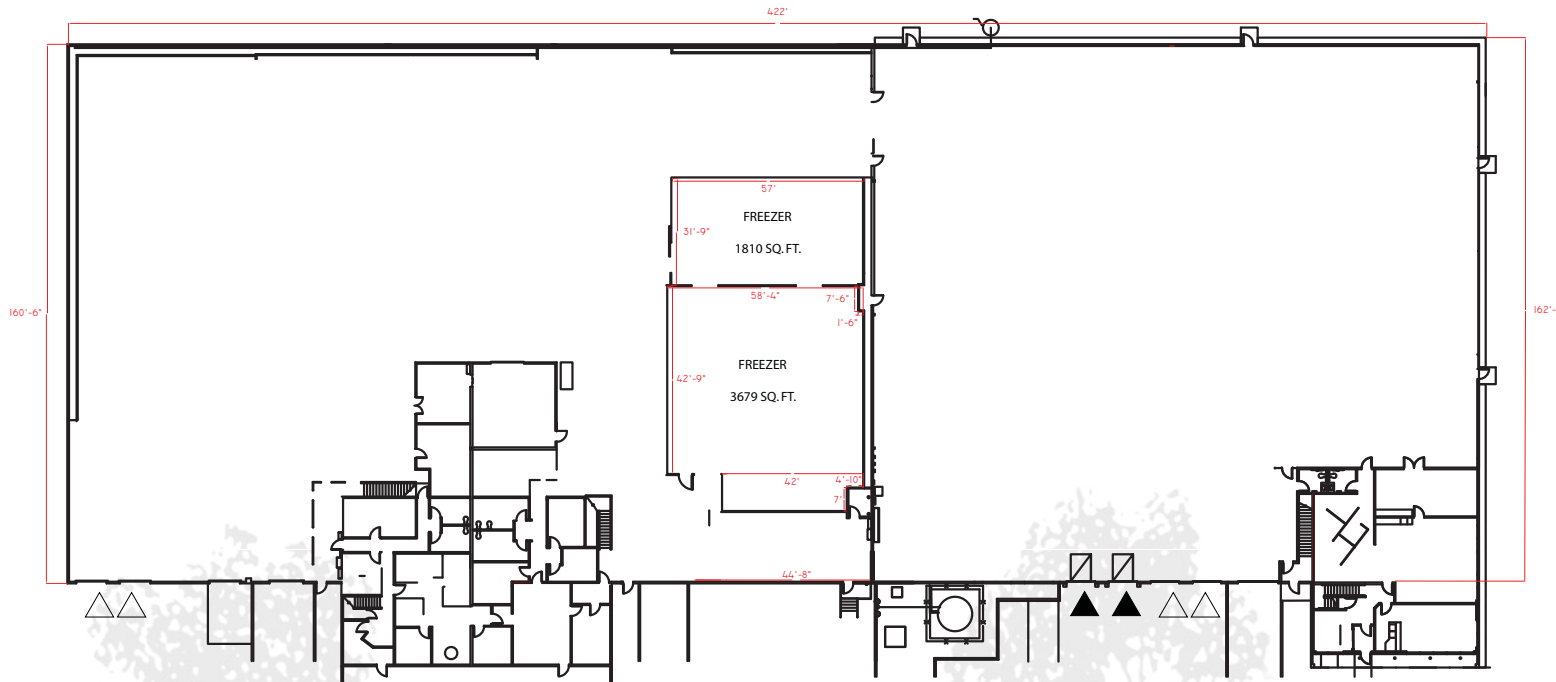
Global Real Estate Solutions<sup>SM</sup>

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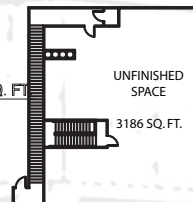
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SECOND FLOOR OFFICES

TOTAL FINISHED OFFICE SQ. FT.  
12,975 SQ. FT.  
TOTAL MANUFACTURING / COLD STORAGE SQ. FT.  
61,850 SQ. FT.  
TOTAL BUILDING SQ. FT.  
78,010 SQ. FT.



SECOND FLOOR UNFINISHED SPACE

UNFINISHED  
SPACE  
3186 SQ. FT.

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