For Lease

5555 SW 107th Avenue, Beaverton, Oregon 97005

Industrial Warehouse & Manufacturing Showroom with Office Space

MELE
TAYLOR
WESTERDAHL

REAL ESTATE

308 SW First Avenue
Portland, OR 97204
FAX: (503) 223-7615

223-2588

LEASE TERM:
Three to Five years.

TENANT IMPROVEMENTS:
The Lessor is willing to make improvements to the lease premises depending on the length of lease and credit worthiness of the Tenant.

ZONING:
The zoning is IP: Industrial Park Zoning for the City of Beaverton, Oregon.

PARKING: Excellent staff and commercial vehicle parking available.

SPACE AVAILABLE:
Approximately 32,044SF of warehouse space with an 18'6'' minimum ceiling clearance. This space has gas heaters, three dock doors and two rail-served dock doors. Also includes a two story office section with lab, break room, conference room, kitchen, restroom and open spaces. The lower level of the office area is approximately 4,183SF and 4,069SF on the second level.

RENTAL RATES:
The asking rent is $0.30/SF gross for the entire lease premises which includes base year taxes and insurance. Lessee pays all utilities, heating and air conditioning maintenance and a pro-rata share of common area maintenance including warehouse and office space. There is an additional fee of $0.50/SF for the office portion of the lease premises.

Experience. Integrity. Results. Serving the Pacific Northwest for over 29 years!

Don Mele, Principal Broker
Office: (503) 223-2588
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Email: *don@mtwre.com*

Information regarding this property has either been supplied to our firm by the owner of the property or obtained from sources deemed reliable. A prospective Purchaser/Tenant is expected to verify the above information.

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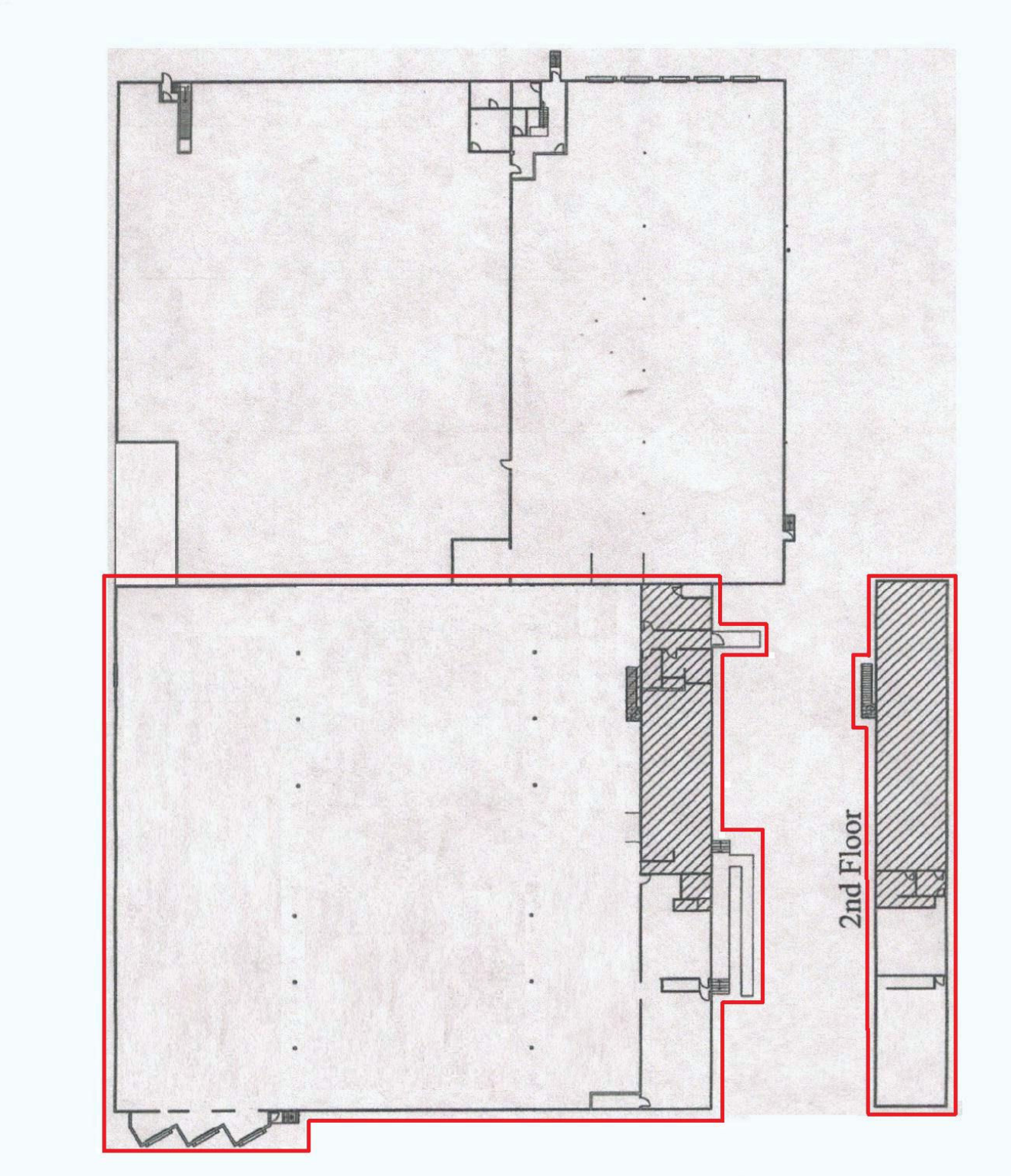
Warehouse and Office Floor Plan



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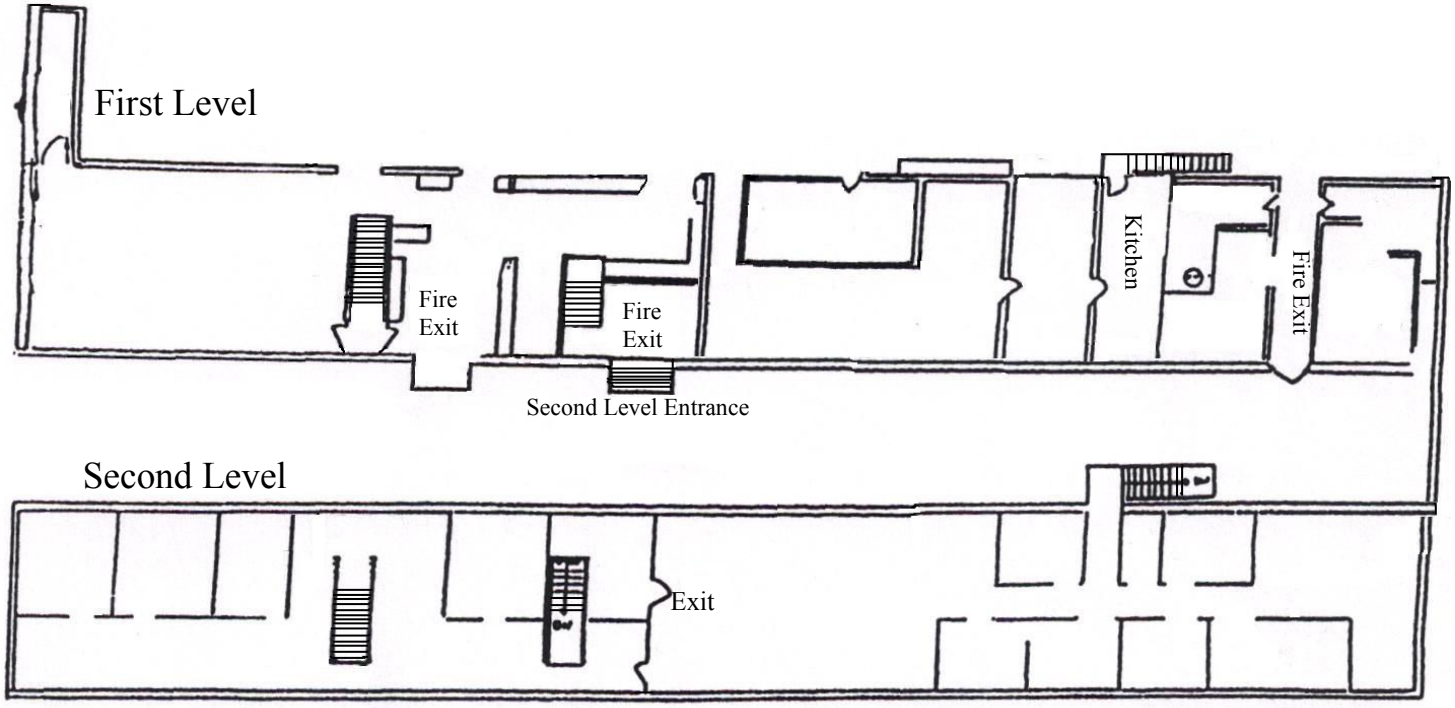
Office Floor Plan



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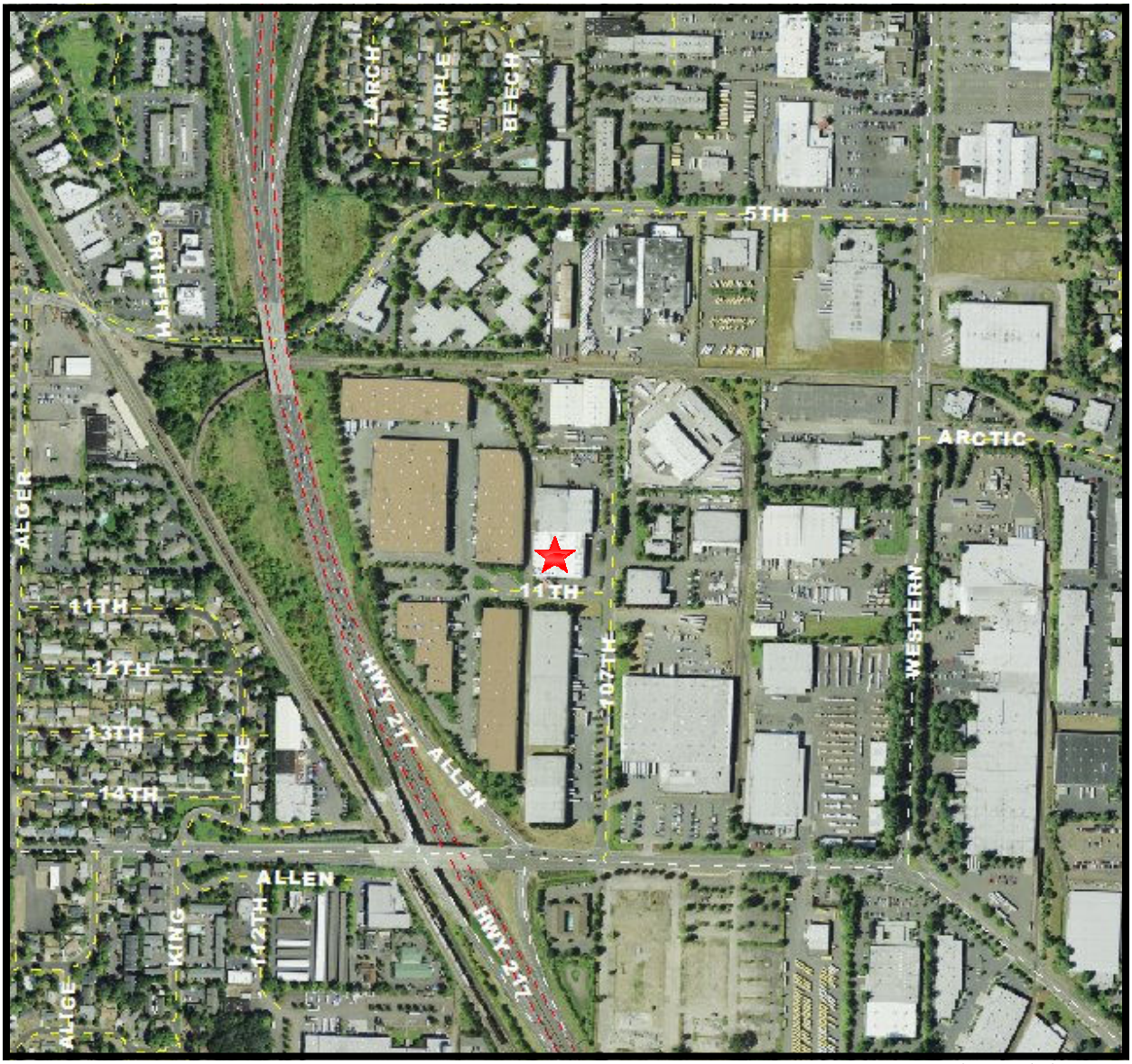
Map



\www. Portlandmaps.com

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