



Location: **Southwest Cluster**
217 Corridor/Beaverton Submarket
Washington County
Beaverton, OR 97005

Building Type: **Class C Industrial**
 Status: **Existing**
 Tenancy: **Single Tenant**

Land Area: **3.29 AC**
 Stories: **1**
 RBA: **39,534 SF**

Management: -
 Recorded Owner: **Charles H Mcdonald & Co**

Total Avail: **39,534 SF**
 % Leased: **0%**

Ceiling Height: **23'0"-28'0"**
 Column Spacing: -
 Drive Ins: **5**
 Loading Docks: -
 Power: **4a 3p**

Crane: **Yes/1-3 tons**
 Rail Line: **Southern Pacific Railroad**
 Cross Docks: -
 Const Mat: **Metal**
 Utilities: **Heating - Gas, Lighting - Sodium**

Expenses: **2009 Tax @ \$0.59/sf; 2009 Ops @ \$0.36/sf**
 Parcel Number: **R0113941**
 Parking: **20 free Surface Spaces are available**

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
E 1st	39,534	39,534	\$0.36/nnn	Vacant	Negotiable	Direct



Location: **Bldg D**
AKA 11006 SW 11th St
Southwest Cluster
217 Corridor/Beaverton Submarket
Washington County
Beaverton, OR 97005

Management: **Schnitzer Northwest LLC**
 Recorded Owner: **Schnitzer Investment Corp**

Ceiling Height: **18'0"-26'0"**
 Column Spacing: -
 Drive Ins: **8 - 8'0" w x 16'0" h**
 Loading Docks: **None**
 Power: **480v 3p**

Building Type: **Class B Warehouse**
 Status: **Built 1978**
 Tenancy: **Multiple Tenant**

Land Area: **22 AC**
 Stories: **1**
 RBA: **55,331 SF**

Total Avail: **34,343 SF**
 % Leased: **37.9%**

Crane: **None**
 Rail Line: -
 Cross Docks: -
 Const Mat: **Masonry**
 Utilities: **Sewer - City, Water - City**

Expenses: **2008 Tax @ \$1.78/sf**

Parcel Number: **R0113969**

Parking: **143 free Surface Spaces are available; Ratio of 3.50/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
P 1st / Suite 400 \$0.38 shell / \$0.70 office.	34,343/6,099 ofc	34,343	\$0.38/nnn/0.70 ofc (Whse)	Vacant	Negotiable	Direct

Building Notes

Building D is part of the 217 Distribution Center that is situated on 22 acres. Excellent Hwy 217 exposure.



Location: **Amber Foods Bldg**
I-5 Corridor Cluster
Tigard Submarket
Washington County
Tigard, OR 97223

Building Type: **Class C Warehouse**
 Status: **Built 1985**
 Tenancy: **Multiple Tenant**

Management: -
 Recorded Owner: **Magno LLC**

Land Area: **1.49 AC**
 Stories: **1**
 RBA: **30,600 SF**

Total Avail: **10,000 SF**
 % Leased: **67.3%**

Ceiling Height: **20'0"**
 Column Spacing: -
 Drive Ins: **1 - 5'0" w x 8'0" h**
 Loading Docks: **8 ext**
 Power: -

Crane: **None**
 Rail Line: **None**
 Cross Docks: -
 Const Mat: **Masonry**
 Utilities: -

Expenses: **1999 Combined Tax/Ops @ \$0.13/sf**
 Parcel Number: **R0467998**
 Parking: **20 free Surface Spaces are available; Ratio of 0.65/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
P 1st	10,000	10,000	\$0.35/nnn	Vacant	3-5 yrs	Direct



Location: **Bldg I**
I-5 Corridor Cluster
Tigard Submarket
Washington County
Portland, OR 97224

Management: **Pacific Realty Associates, L.P.**
 Recorded Owner: **Pacific Realty Associates, L.P.**

Ceiling Height: **26'0"**
 Column Spacing: **25'w**
 Drive Ins: **1**
 Loading Docks: **14 ext**
 Power: **-**

Expenses: **2008 Tax @ \$0.61/sf**
 Parcel Number: **R1010006**
 Parking: **50 free Surface Spaces are available**
 Amenities: **Partial Stories Exist, Signage**

Building Type: **Class B Warehouse**
 Status: **Built 1979**
 Tenancy: **Multiple Tenant**

Land Area: **5.63 AC**
 Stories: **1**
 RBA: **126,707 SF**

Total Avail: **79,876 SF**
 % Leased: **92.0%**

Crane: **None**
 Rail Line: **Yes**
 Cross Docks: **None**
 Const Mat: **Reinforced Concrete**
 Utilities: **Sewer - City, Water - City**

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
P 1st	10,139	10,139	\$1.33/mg	Vacant	Negotiable	Direct

Oregon Business Park III is located in Tigard, Oregon just south of Portland. The nine-building complex offers a mix of industrial, office and retail space. Oregon Business Park III has excellent access and exposure to I-5. Building I has a space on the north end of the building that is available for lease. The 10,139 square foot office space is comprised of 5,380 square feet on the first floor and 4,759 square feet on the second floor. Highlights Near the I-5/Highway 217 interchange with excellent freeway access 10 miles from Portland's central business district Mix of industrial, office & retail space Restaurants, hotels & business services nearby Owner managed

15605-15675 SW 72nd Ave - Oregon Business Park III(cont'd)

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
P 1st / Suite 15675	69,737	69,737	0/tbd	30 Days	Negotiable	Direct
69,737 SF includes 8,819 SF of office space						

Building Notes

Oregon Business Park III is located in Portland, OR. The nine-building complex offers a mix of industrial, office and retail space that totals 501,029 square feet. Oregon Business Park III has excellent access and exposure to I-5.



Location: **Bldg 1**
I-5 Corridor Cluster
Tigard Submarket
Washington County
Portland, OR 97224

Building Type: **Class B Warehouse**
 Status: **Built 1974**
 Tenancy: **Multiple Tenant**

Land Area: **8.26 AC**
 Stories: **1**
 RBA: **40,000 SF**

Management: **Pacific Realty Associates, L.P.**
 Recorded Owner: **Pacific Realty Associates, L.P.**

Total Avail: **5,000 SF**
 % Leased: **87.5%**

Ceiling Height: **18'0"**
 Column Spacing: **-**
 Drive Ins: **15 - 8'0" w x 12'0" h**
 Loading Docks: **16 ext**
 Power: **-**

Crane: **None**
 Rail Line: **None**
 Cross Docks: **None**
 Const Mat: **Reinforced Concrete**
 Utilities: **Sewer - City, Water - City**

Expenses: **2009 Tax @ \$0.62/sf**
 Parcel Number: **R0513527**
 Parking: **50 free Surface Spaces are available**

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
P 1st	5,000	5,000	\$0.44/nnn	Vacant	Negotiable	Direct
625 SF Office						

Building Notes

Bldg 1 & 18 share a common wall.

Oregon Business Park I is located in Tigard, OR just south of Portland. The 17 buildings offer 782,294 square feet of industrial/warehouse space. Oregon Business Park I has excellent access and exposure to I-5.



Location: **Bldg 4**
I-5 Corridor Cluster
Tualatin Submarket
Washington County
Tualatin, OR 97062

Management: **Kidder Mathews**
 Recorded Owner: **Watumull Goose Hollow, LLC**

Ceiling Height: **22'0"-24'0"**
 Column Spacing: -
 Drive Ins: **3**
 Loading Docks: **13 ext**
 Power: -

Expenses: **2003 Combined Tax/Ops @ \$1.62/sf**
 Parcel Number: **R1198849**
 Parking: **Free Surface Spaces**
 Amenities: **Bus Line, Signage**

Building Type: **Class C Manufacturing**
 Status: **Built 1986**
 Tenancy: **Multiple Tenant**

Land Area: **2.36 AC**
 Stories: **1**
 RBA: **32,791 SF**

Total Avail: **10,727 SF**
 % Leased: **90.6%**

Crane: **None**
 Rail Line: **None**
 Cross Docks: **None**
 Const Mat: **Reinforced Concrete**
 Utilities: **Sewer - City, Water - City**

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
P 1st	7,650/2,400 ofc	7,650	\$0.40/nnn/0.70 ofc (Whse)	30 Days	3-5 yrs	Direct
Well suited for light manufacturing and distribution uses.						

Building Notes

The building features a fine wet sprinkler system, insulated ceilings, and great highway frontage. It is located in the heart of Tualatin with convenient access to I-5 and I-205. There are numerous support services such as restaurants, hotels, office supplies, day care, medical and other professional services within close proximity. A mezzanine above the office is available. Excellent truck staging and parking area.



Location: **Phase II - Bldg D**
I-5 Corridor Cluster
Tualatin Submarket
Washington County
Tualatin, OR 97062

Building Type: **Class A Warehouse**
 Status: **Existing**
 Tenancy: **Multiple Tenant**

Land Area: **4.09 AC**
 Stories: **1**
 RBA: **54,500 SF**

Management: -
 Recorded Owner: **MEPT/New Tower Trust Company**

Total Avail: **12,452 SF**
 % Leased: **77.2%**

Ceiling Height: **22'0"**
 Column Spacing: -
 Drive Ins: **6 - 8'0"w x 14'0"h**
 Loading Docks: **19 ext**
 Power: **Heavy**

Crane: **None**
 Rail Line: **None**
 Cross Docks: -
 Const Mat: **Reinforced Concrete**
 Utilities: **Sewer - City, Water - City**

Expenses: **2009 Tax @ \$3.11/sf**
 Parcel Number: **R0531963**
 Parking: **60 free Surface Spaces are available**
 Amenities: **Signage**

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
P 1st / Suite 19701	12,452/4,955 ofc	12,452	\$0.40/nnn/0.75 ofc (Whse)	Vacant	3-5 yrs	Direct

Building Notes

Building D is part of the 8-building, 447,987 SF Tualatin Corporate Center. The project was built in 3 phases. It is located in the heart of Tualatin with convenient access to I-5 and I-205. There are numerous support services such as restaurants, printing and office supplies, day care, medical and other professional services, conference and banquet facilities, and hotels within close proximity.



Location: **Westport**
AKA 3738 NW Yeon Ave
Northwest Cluster
Guilds Lake Submarket
Multnomah County
Portland, OR 97210

Building Type: **Class C Distribution**
 Status: **Built 1967**
 Tenancy: **Multiple Tenant**

Land Area: **2.50 AC**
 Stories: **1**
 RBA: **60,540 SF**

Management: -
 Recorded Owner: **Schnitzer Investment Corp**

Total Avail: **11,000 SF**
 % Leased: **81.8%**

Ceiling Height: **20'0"**
 Column Spacing: -
 Drive Ins: **2**
 Loading Docks: **8 ext**
 Power: -

Crane: **None**
 Rail Line: **Yes**
 Cross Docks: **None**
 Const Mat: **Reinforced Concrete**
 Utilities: **Sewer - City, Water - City**

Expenses: **2010 Tax @ \$0.76/sf; 2010 Ops @ \$0.48/sf**
 Parcel Number: **R316422**
 Parking: **Free Surface Spaces**

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
P 1st / Suite 3536	11,000/1,000 ofc	11,000	\$0.38/nnn/0.70 ofc (Whse)	Vacant	3-5 yrs	Direct

Building Notes

The building features grade-level, dock-high, and rail loading doors. There is ample truck apron or parking areas. The site has a scale. The building is ideally located with convenient access to NW Yeon Ave., I-405, and St. Helens Hwy.



Location: **Airport Business Park West
Northeast Cluster
Airport Way Submarket
Multnomah County
Portland, OR 97211**

Building Type: **Class C Warehouse**
Status: **Built 1974**
Tenancy: **Multiple Tenant**

Land Area: **6 AC**
Stories: **1**
RBA: **110,000 SF**

Management: -
Recorded Owner: **Weston Investment Company LLC**

Total Avail: **51,357 SF**
% Leased: **53.3%**

Ceiling Height: **16'0"**
Column Spacing: -
Drive Ins: **22 - 10'0" w x 12'0" h**
Loading Docks: **None**
Power: -

Crane: **None**
Rail Line: **None**
Cross Docks: -
Const Mat: **Reinforced Concrete**
Utilities: **Sewer - City, Water - City**

Expenses: **2008 Tax @ \$0.88/sf**
Parcel Number: **R280027**
Parking: **60 free Surface Spaces are available**
Amenities: **Corner Lot**

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
P 1st / Suite 120	5,000/1,217 ofc	5,000	\$0.03/nnn/0.05 ofc (Whse)	Vacant	2-5 yrs	Direct
P 1st / Suite 160	8,497/587 ofc	8,497	\$0.40/nnn/0.65 ofc (Whse)	Vacant	2-5 yrs	Direct
			\$4.80/NNN/7.80 ofc			
P 1st / Suite 210	5,000	5,000	\$0.30/nnn	Vacant	2-5 yrs	Direct

7911 NE 33rd Dr(cont'd)

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
P 1st / Suite 230	5,000/850 ofc	5,000	\$0.03/nnn/0.05 ofc (Whse)	Vacant	2-5 yrs	Direct
\$4.80/nnn/7.80 ofc (whse)						
P 1st / Suite 250	5,000/1,090 ofc	5,000	\$0.30/nnn	Vacant	2-5 yrs	Direct
P 1st / Suite 300	5,000/437 ofc	5,000	\$0.03/nnn/0.05 ofc (Whse)	Vacant	2-5 yrs	Direct
P 1st / Suite 320/330	7,500/640 ofc	7,500	\$0.03/nnn/0.05 ofc (Whse)	Vacant	2-5 yrs	Direct

Building Notes

Greentree East Business Park features an excellent parking ratio, new landscaping, wet sprinklers, and convenient freeway access. It is located across from the Oregon Food Bank. The site is off Columbia Blvd., between the airport and I-5.