



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

Building Type: **Class B Manufacturing**
Status: **Existing**
Tenancy: **Multiple Tenant**

Land Area: **4.76 AC**
Stories: **1**
RBA: **98,977 SF**

Management: -
Recorded Owner: **Johnson Bradley R & Connie Lea**

Total Avail: **98,977 SF**
% Leased: **100%**

Ceiling Height: **24'0"**
Column Spacing: -
Drive Ins: **4**
Loading Docks: **4 ext**
Power: -

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

For Sale: **For Sale at \$6,250,000 (\$63.15/SF) - Active**
Expenses: **2008 Tax @ \$0.64/sf**
Parcel Number: **R0530090**
Parking: **80 free Surface Spaces are available**
Amenities: **Bus Line, Signage**

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
E 1st / Suite 100	98,977/15,220 ofc	98,977	\$0.36/nnn	60 Days	3-5 yrs	Direct

Building Notes

Great location. Property ws expanded in 1997.



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

Building Type: **Class C Manufacturing**
 Status: **Built Aug 2006**
 Tenancy: **Single Tenant**

Land Area: **6.96 AC**
 Stories: **1**
 RBA: **83,500 SF**

Management: -
 Recorded Owner: **Lumber Products**

Total Avail: **83,500 SF**
 % Leased: **100%**

Ceiling Height: **10'0"-30'0"**
 Column Spacing: -
 Drive Ins: **6**
 Loading Docks: **9 ext**
 Power: **277-480v 3p**

Crane: -
 Rail Line: -
 Cross Docks: -
 Const Mat: -
 Utilities: -

For Sale: **For Sale at \$4,375,000 (\$52.40/SF) - Active**
 Expenses: **2009 Tax @ \$0.75/sf**
 Parcel Number: **R0530456**
 Parking: **48 Surface Spaces are available**

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
E 1st	83,500	83,500	\$0.33/nnn	120 Days	Negotiable	Direct



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

Building Type: **Class B Warehouse**
 Status: **Built Jan 2002**
 Tenancy: **Single Tenant**

Land Area: **3.42 AC**
 Stories: **1**
 RBA: **54,780 SF**

Management: -
 Recorded Owner: **Belmont Partners Llc**

Total Avail: **23,580 SF**
 % Leased: **100%**

Ceiling Height: **24'0"**
 Column Spacing: **48'w x 42'd**
 Drive Ins: **2**
 Loading Docks: **14 ext**
 Power: **Heavy**

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

For Sale: **For Sale at \$4,108,500 (\$75.00/SF) - Active**
 Expenses: **2008 Tax @ \$0.80/sf**
 Parcel Number: **R2002011**
 Parking: **46 free Surface Spaces are available**
 Amenities: **Partial Stories Exist**

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
P 1st	23,580	23,580	Negotiable	30 Days	Negotiable	Direct

Building Notes

Light industrial zoning allows distribution, light manufacturing and office. Located in an attractive industrial subdivision. Heavy power. Metal Halide lighting. Gas space heat.



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

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

Land Area: **3.38 AC**
Stories: **1**
RBA: **60,600 SF**

Management: -
Recorded Owner: -

Total Avail: **60,600 SF**
% Leased: **0%**

Ceiling Height: **22'0"**
Column Spacing: -
Drive Ins: **3**
Loading Docks: **10 ext**
Power: **800-1500a/208-480v 3p**

Crane: -
Rail Line: -
Cross Docks: -
Const Mat: **Masonry**
Utilities: -

For Sale: **For Sale at \$3,940,000 (\$65.02/SF) - Active**
Expenses: **2010 Tax @ \$0.64/sf; 2010 Ops @ \$0.56/sf**
Parcel Number: **R1165900, R2106408**
Parking: **Free Surface Spaces**
Amenities: **A/C, Fenced Lot, Skylights**

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
E 1st / Suite 100	60,600/6,000 ofc	60,600	\$0.35/nnn/0.65 ofc (Whse)	Vacant	3-5 yrs	Direct

Building Notes

Truck staging area has ample paved area for loading. Off street parking is available. Security fencing on site. Close to residential and schools as well as restaurants and hotels. Metal Halide lighting. 110/208v-227/480v 800+ amps. Ceiling is insulated, sprinklered and has skylights. High exposure to Avery Street. 2 miles from Hwy I-5. Neighbors include Stanton, Coca Cola, Sure Power & Leviton.



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

Building Type: **Class B Warehouse**
Status: **Existing**
Tenancy: **Single Tenant**

Management: -
Recorded Owner: **Seasonal Products Llc**

Land Area: **3 AC**
Stories: -
RBA: **44,286 SF**
Total Avail: **44,286 SF**
% Leased: **0%**

Ceiling Height: **20'0"**
Column Spacing: -
Drive Ins: **3**
Loading Docks: **4 ext**
Power: **1000a/480v 3p**

Crane: -
Rail Line: -
Cross Docks: -
Const Mat: -
Utilities: -

For Sale: **Not For Sale**
Expenses: **2009 Tax @ \$0.69/sf**
Parcel Number: **R2018037**

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
E 1st	44,286/6,172 ofc	44,286	\$0.36/nnn/0.75 ofc (Whse)	Vacant	3-5 yrs	Direct



Location: **Gran Prix Imports**
I-5 Corridor Cluster
Wilsonville Submarket
Washington County
Wilsonville, OR 97070

Building Type: **Class B Warehouse**
 Status: **Built 1987, Renov 1997**
 Tenancy: **Single Tenant**

Land Area: **2.02 AC**
 Stories: **1**
 RBA: **23,136 SF**

Management: -
 Recorded Owner: **Gran Prix Imports**

Total Avail: **23,136 SF**
 % Leased: **0%**

Ceiling Height: **8'0"-19'0"**
 Column Spacing: -
 Drive Ins: **3**
 Loading Docks: **None**
 Power: **800a/277-480v 3p**

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

For Sale: **For Sale at \$3,500,000 (\$151.28/SF) - Active**
 Parcel Number: **R0585183, R0585192**
 Parking: **50 free Surface Spaces are available; Ratio of 2.63/1,000 SF**
 Amenities: **Partial Stories Exist, Signage**

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
E 1st / Suite Entire	23,136/8,510 ofc	23,136	\$0.82/nnn	Vacant	Negotiable	Direct

Building Notes

The building is constructed of brick and concrete. There is 9,540-SF of two-story office and 12,860-SF of production/warehouse area. In addition, there

25300 SW Parkway Ave(cont'd)

is a 1,716-SF covered truck loading area. The original building was constructed in 1987 with modifications in 1992 and 1997. There are 50 striped parking spaces with additional parking available on excess land. The clear heights are 8' in the office area and 19' in the production/warehouse area. The site sits on two, 1.01-acre tax lots with the second lot being available for expansion, parking, or other uses. The site is located approximately 15 minutes south of the CBD. It is also immediately off the I-5/Stafford Rd. interchange and across from the new Argyle Square retail development which features Costco and Target.



Location: **I-5 Corridor Cluster
Wilsonville Submarket
Clackamas County
Wilsonville, OR 97070**

Building Type: **Class C Warehouse**
Status: **Built 1980**
Tenancy: **Multiple Tenant**

Land Area: **0.72 AC**
Stories: **1**
RBA: **9,003 SF**

Management: -
Recorded Owner: **9126 Southwest Ridder Road Llc**

Total Avail: **9,002 SF**
% Leased: **0.0%**

Ceiling Height: **20'0"-25'0"**
Column Spacing: -
Drive Ins: **1**
Loading Docks: **1 ext**
Power: **480v 3p**

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

For Sale: **For Sale at \$1,100,000 (\$122.18/SF) - Active**
Expenses: **2009 Tax @ \$1.34/sf**
Parcel Number: **R0585101**
Parking: **12 free Surface Spaces are available**
Amenities: **Bus Line, Fenced Lot, Partial Stories Exist, Signage**

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
P 1st / Suite ENT	9,002/5,636 ofc	9,002	\$0.67/nnn	Vacant	3-5 yrs	Direct

Building Notes

The building features stacked office with 6 privates and a conference room. The warehouse has 1 dock-high and 1 grade-level door. There is sodium

9126 SW Ridder Rd(cont'd)

high-bay lighting and the clear height is 24' at the center and 20' at the eaves. There are 4 restrooms throughout the building. The PDI - Planned Development Industrial zoning supports a wide range of uses including commercial services. The site is visible from I-5 with great signage possibilities. It is also located approximately 20 minutes from Downtown and 30 minutes from Portland International Airport.



Location: **Northeast Cluster**
NE Close-In Submarket
Multnomah County
Portland, OR 97227

Building Type: **Class C Warehouse**
 Status: **Built 1951**
 Tenancy: **Multiple Tenant**

Land Area: **0.23 AC**
 Stories: **1**
 RBA: **10,000 SF**

Management: -
 Recorded Owner: **Dale Edgar Properties LLC**

Total Avail: **10,000 SF**
 % Leased: **100%**

Ceiling Height: **17'0"**
 Column Spacing: -
 Drive Ins: **1**
 Loading Docks: **1 ext**
 Power: **600a/220v 3p**

Crane: -
 Rail Line: **Burlington Northern Santa Fe**
 Cross Docks: **None**
 Const Mat: **Masonry**
 Utilities: -

For Sale: **For Sale at \$875,000 (\$87.50/SF) - Active**
 Expenses: **2008 Tax @ \$0.27/sf**
 Parcel Number: **R102679**
 Amenities: **Bus Line**

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
E 1st / Suite 1st Floor	10,000/517 ofc	10,000	\$0.45/nnn	30 Days	Negotiable	Direct

Building Notes

The building was built in 4 phases @ 10,000 sq. ft. each. The building has such features as 3 phase power, dock high doors, internal ramp connecting to grade level 10,000 sq. ft. Best access on interstate. Go west on Russell & cross RR tracks.



Location: **Road Master
Northeast Cluster
Airport Way Submarket
Multnomah County
Portland, OR 97211**

Building Type: **Class B Distribution**
Status: **Built 1979**
Tenancy: -

Land Area: **2.28 AC**
Stories: **1**
RBA: **40,800 SF**

Management: -
Recorded Owner: **Bowlus & Lynne D. Chauncey**

Total Avail: **40,800 SF**
% Leased: **0%**

Ceiling Height: **22'0"**
Column Spacing: -
Drive Ins: **2**
Loading Docks: **7 ext**
Power: **600a/240-480v 3p**

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

For Sale: **For Sale at \$2,750,000 (\$67.40/SF) - Active**
Parcel Number: **R239713, R315432**
Amenities: **Bus Line, Fenced Lot, Partial Stories Exist**

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
E 1st	40,800/4,560 ofc	77,040	\$0.36/ig	Vacant	Negotiable	Direct

Building Notes

The building is ideal for short or long-term storage requirements. It is a freestanding facility with fenced and gated secure access. There is also

abundant parking and a large staging area. The site offers convenient access to I-5 via Columbia Blvd. and Marine Dr.