



ATTENTION BROKERS
FOR LEASE

TV Highway Industrial Park

13940 - 13983 SW TUALATIN VALLEY HIGHWAY
BEAVERTON, OR 97005



**Warehouse Suites with
Office Build-Out**
Space Available!

TVHwyIndustrial.com



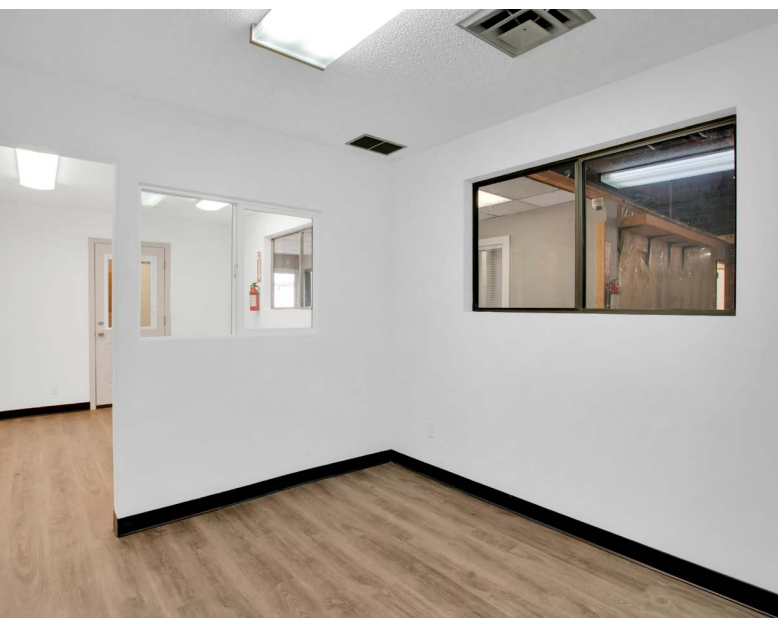
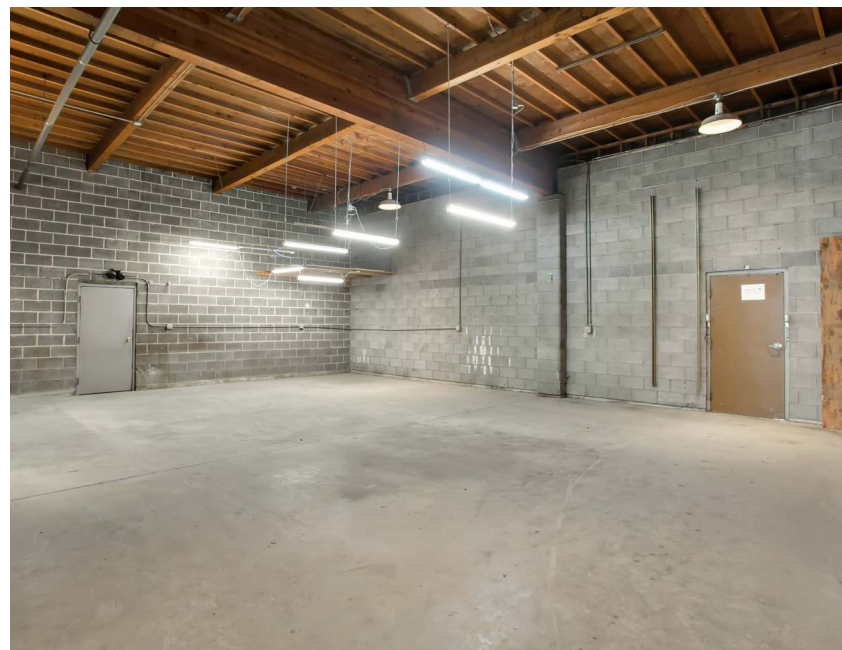
TV Highway Industrial Park

13940 - 13983 SW TUALATIN VALLEY HIGHWAY
BEAVERTON, OR 97005

PROPERTY OVERVIEW

- Located in Beaverton, or on TV Highway between SW Murray Blvd and Highway 217, the TV Highway Industrial Park is made up of 1 building and comprises approximately 43,840 square feet of leasable space.
- The property has recently undergone site-wide improvements including fresh exterior paint, updated exterior lighting, and a full parking lot repaving and restriping.
- The building is cement and cement block construction with high interior ceilings and wide clear spans.
- The building has been divided into suites ranging in size from 3,000 to 6,700 rentable square feet. Many suites have offices interior to or adjacent to the warehouse space.
- There is ample paved parking, and all tenants have assigned parking spaces.
- Each suite has one or more roll-up doors, ample power, good lighting, and ample water for your use.

The TV Highway Industrial Park is ideal for companies that need auto repair, warehouse, storage, light manufacturing, service, or production space



Industrial Space Available – 5,200 Rentable Square Feet – Beaverton, OR

5,200
SQUARE FEET

\$17.70/yr
RENT / SF

\$7,670.00
RENT

(503) 828-9003
www.TVHwyIndustrial.com



PROPERTY ADDRESS

13980 SW Tualatin Valley Hwy. - Suite I
Beaverton, OR 97005

COMMERCIAL TYPE: **Office** LEASE TYPE: **NNN**
AVAILABLE: **Now**

DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Located in Beaverton, OR on TV Highway between SW Murray Blvd and Highway 217, the TV Highway Industrial Park is ideal for companies that need auto repair, warehouse, storage, light manufacturing, service, or production space.

The TV Highway Industrial Park is made up of 1 building and comprises approximately 42,570 square feet of leasable space.

The TV Highway Industrial Park has recently undergone site-wide improvements including fresh exterior paint, updated exterior lighting, and a full parking lot repaving and restriping.

The building is cement and cement block construction with high interior ceilings and wide clear spans.

Suite I has a total of 5,200 RSF. The suite has an office and a private restroom.

Suite I features one 12' drive-in roll-up door and two standard entry doors. The ceiling height in the warehouse area is 16' 5" to 24' 4".

The suite has ample power, ample lighting, and gas heat.

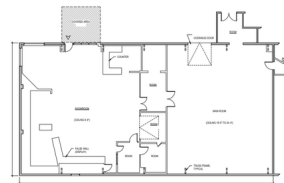
The first-year base rent rate is \$15.00 per year per square foot (\$6,500.00 per month) plus \$2.70 per year per square foot pro-rata allocation of triple net (NNN) costs (\$1,170.00 per month), resulting in all-in lease costs of \$7,670.00 per month for year 1 with 5% annual increases of base rent.

AMENITIES

- Private Restroom
- Office Space
- High Ceiling Clearance Warehouse
- Showroom

RENTAL TERMS

Rent	\$7,670
Security Deposit	\$9,500
Application Fee	\$0



View this listing online:



TV Highway Industrial Park

13940 - 13983 SW TUALATIN VALLEY HIGHWAY
BEAVERTON, OR 97005

WAREHOUSE SUITES WITH OFFICE BUILD-OUT

**Is your client the perfect fit?
Let's talk today.**

LeasingTeam@GridPropertyManagement.com
503-828-9003

Individual suite information is available at
TVHwyIndustrial.com



Grid Property Management is a property management firm that specializes in the management of commercial and industrial properties.