



For Lease

TV Highway Industrial Park

13940 - 13980 SW Tualatin Valley Hwy. Beaverton, OR 97005

Warehouse Suites w/ Office Build-Out

TV Highway Industrial Park LeasingTeam@GridPropertyManagement.com

503-828-9003

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TvHwyIndustrial.com



Suite C



Amenities

- Private Restroom
- Attached Office Space
- High Ceiling Clearance Warehouse
- Storage Rooms

Pricing

- The first-year base rent of rentable space is \$16.00 per year per RSF (\$4,000.00 per month total in base rent). Tenant will be charged \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$750.00 per month), resulting in all-in lease cost of \$4,750.00 per month for year 1 with 5% annual increases on base rent.
- HVAC maintenance and repair is the responsibility of the property owner.
- Tenants will also pay for their own electricity, gas, and garbage.



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Grid Property Management is a Portland-based property management firm that specializes in the management of commercial, and industrial property in the greater Portland metropolitan area.