



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



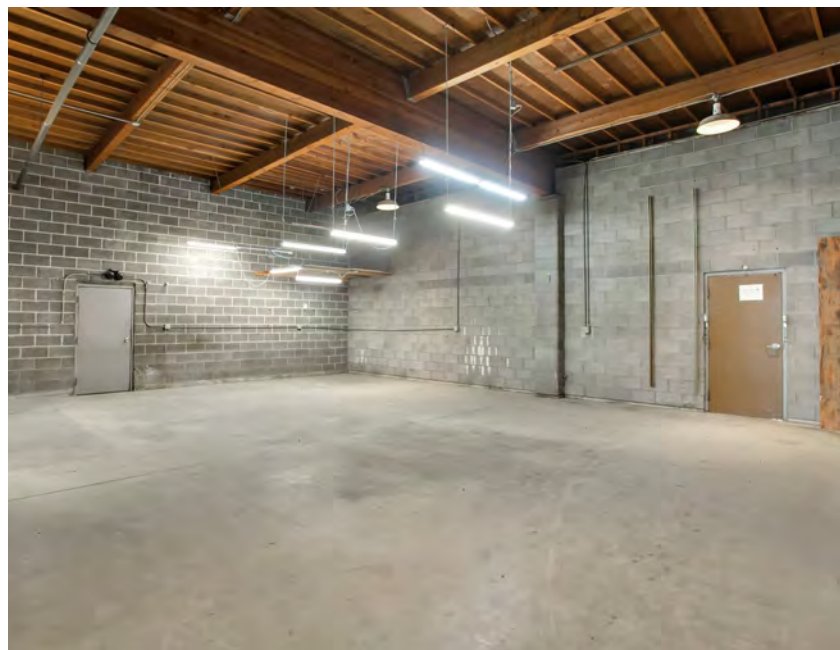
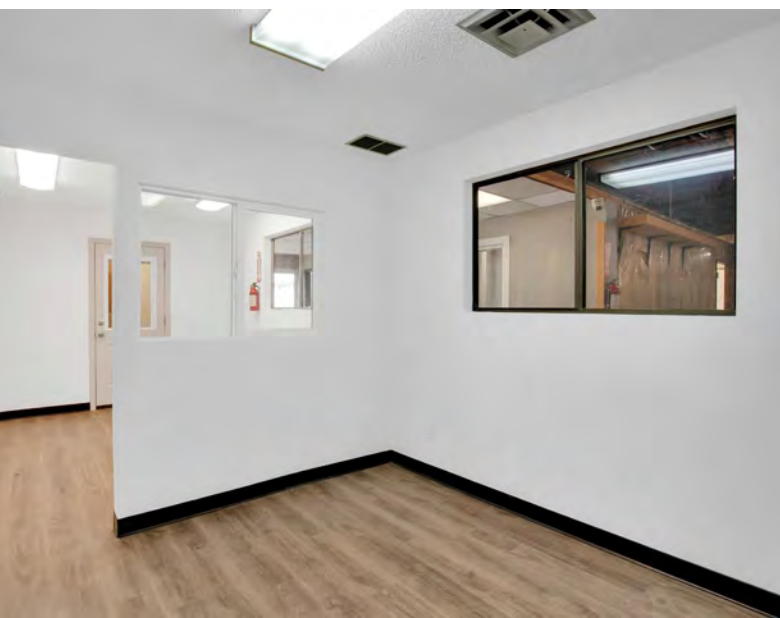
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PROPERTY OVERVIEW

- 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



TVHwyIndustrial.com

For Lease - Suite I – 5,200 RSF Warehouse Suite - \$6,803.33/Month For Year 1

5,200
SQUARE FEET

\$17.70 /yr
RENT / SF

\$6,586.67
RENT

(503) 828-9003
www.TVHwyIndustrial.com



PROPERTY ADDRESS

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

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **Now**

Move-In Special Available!

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

Suite I has a total of 5,200 RSF. The suite has an office, a private restroom, and a retail showroom. It is located along a very high-traffic corridor...Tualatin Valley Highway.

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".

Lease Highlights

- Base Rent: \$15.00/SF/year or \$6,500.00/month
- NNN Charges: \$2.70/SF/year or \$1,170.00/month
- All-In Rent: \$7,670.00/month
- Annual Increase: 5% Increase in Base Rent

Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$13,000.00 in year one)
- Effective All-In Rent for Year 1 is \$6,586.67/month after we apply the 2 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.

Courtesy to brokers.

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

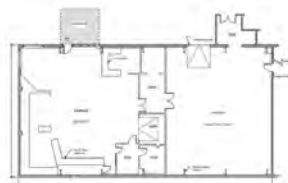
Please visit www.TVHwyIndustrial.com for a full list of details, photos, and floor plans for this suite.

AMENITIES

- Gas Heat
- Office Space
- Private Restroom
- High Ceiling Clearance Warehouse
- Showroom
- Industrial Park
- High Traffic Visibility

RENTAL TERMS

Rent	\$6,586.67
Security Deposit	\$9,500
Application Fee	\$0



View this listing online:



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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.