

STOCKBRIDGE

FOR LEASE



Tualatin Corporate Center, Bldg D

19781 SW 95th Avenue, Tualatin, OR 97062

Jerry Matson, SIOR, MBA
Vice Chairman
+1 503 499 0077
jerry.matson@colliers.com

Brian Yoakum, SIOR
Senior Vice President
+1 503 499 0070
brian.yoakum@colliers.com

Tom Knecht, SIOR
Vice President
+1 503 499 0069
tom.knecht@colliers.com



Tualatin Corporate Center

19781 SW 95TH AVENUE, TUALATIN, OR

Leasing Opportunity | ±8,150 SF Industrial Space Available

Tualatin Corporate Center is a seven-building, 401,680 SF industrial and flex campus ideally positioned just south of Portland

FOR LEASE

Call Brokers for Pricing

Tualatin Submarket:

Tualatin sits at the southern edge of the Portland metro and has evolved into one of the region's most important industrial nodes—a mature, well-connected submarket that blends highway access, established business parks, and a diversified employment base. The city's industrial areas enjoy direct proximity to Interstate 5, Highway 217, and quick links to I-205 and regional freight corridors, which together create efficient north-south and east-west distribution lanes for import/export, last-mile delivery, and regional distribution. National and regional companies such as Lam Research, UPS, and Pacific Foods have established a strong presence here, creating a business environment where suppliers, services, and skilled labor are readily accessible.

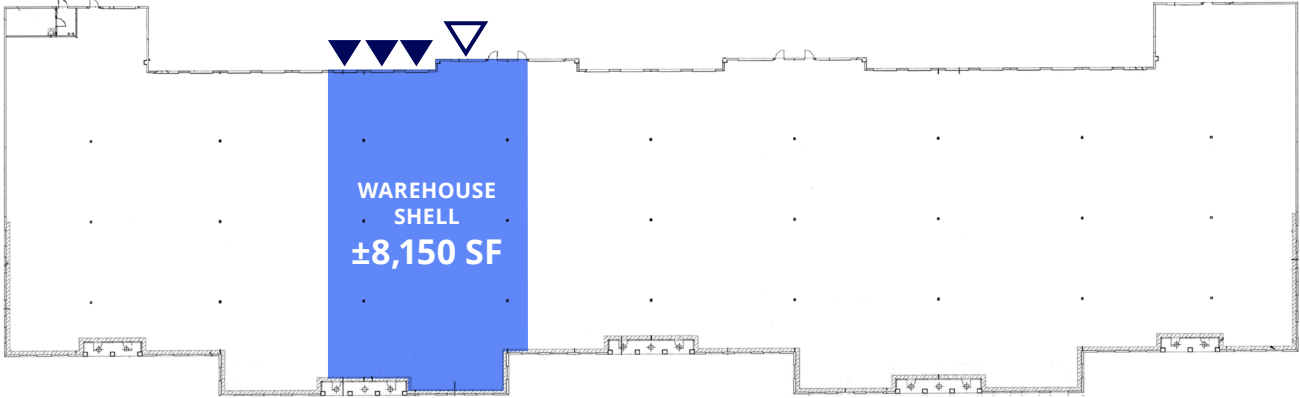
Property Details

Available SF	±8,150
Warehouse SF	±7,290
Office SF	±860
Construction	Concrete tilt-up
Ceiling Height	20'
Dock Doors	3
Grade Doors	1
Ingress/Egress	Multiple points of entry
Power	480v, 3P
Fire Suppression	Sprinklers
Parking	1.10/1,000 SF
Zoning	(IL) Light Industrial
Other	Well-maintained and professionally managed building

Floor Plan

Property Features

- Quality industrial space
- Located within the sought-after Tualatin submarket
- Flexible I-L zoning allows for a wide variety of light industrial uses or distribution tenants



±8,150
square feet
available

Area Map



Driving Distances

Interstate 5 1.5 miles

Interstate 205 2.3 miles

Downtown Portland 13.6 miles

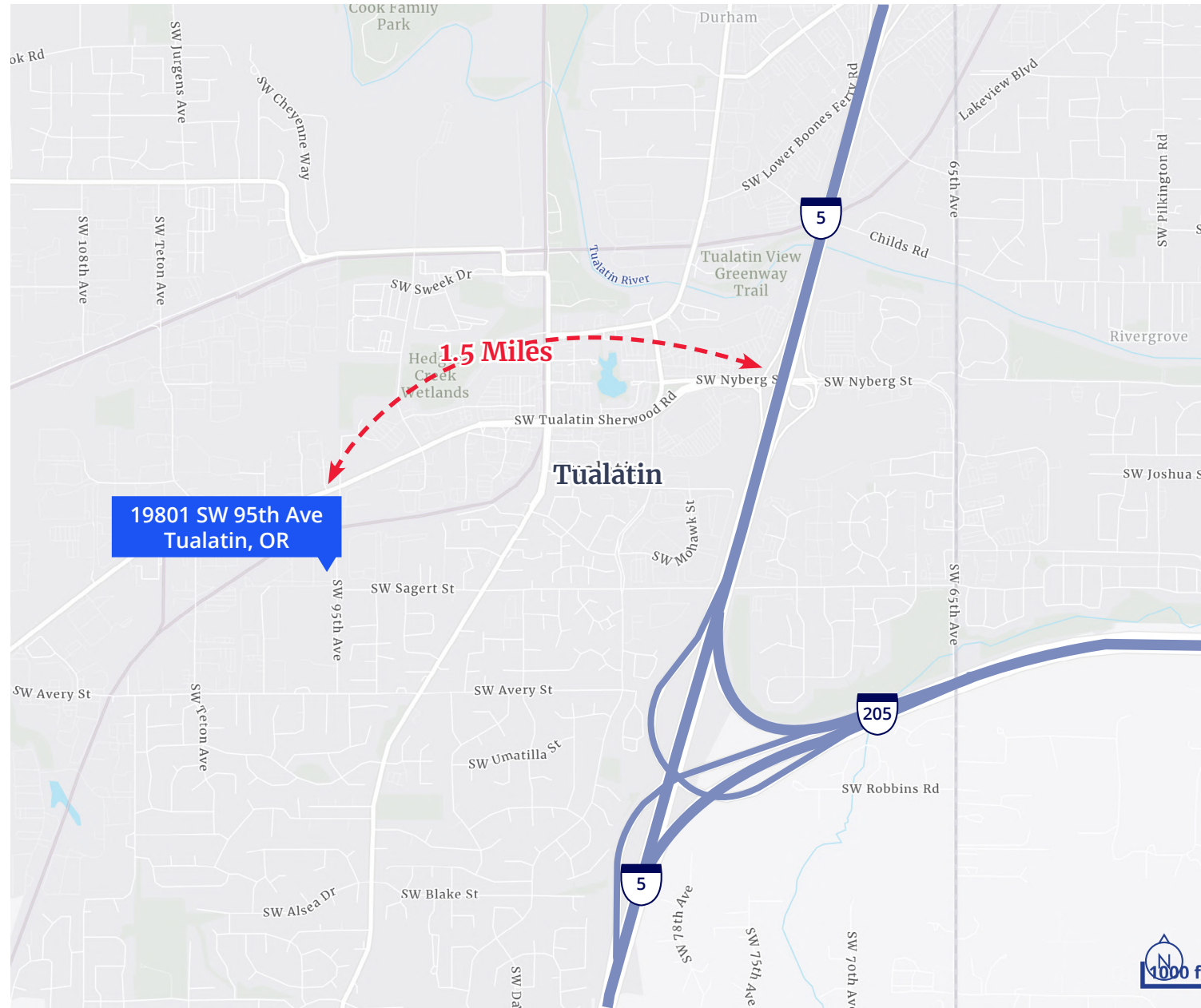
Interstate 84 13.7 miles

Portland Airport 23.7 miles

Wilsonville 5.5 miles

Salem 35 miles

Tacoma 156 miles



Building Photos



For more information, contact:

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