

FOR SUBLEASE > TUALATIN CORPORATE CENTER, BLDG E



Warehouse Space

19861 SW 95TH AVENUE TUALATIN, OREGON 97062



Available Space Overview

- ±14,563 SF shell
- 4,275 SF office
- 22' clear height
- 4 dock doors, 3 with dock seals and EOD levelers
- 2 grade doors
- Sprinklers at .495 GPM over 2,000 SF
- 480V power
- NNN's at \$0.17 PSF/month
- Sublease through January 31, 2020

Lease Rates

- \$12,550 PSF/Mo. Gross*

*Gross rent is based off of \$0.45/SF Shell,
\$0.80/SF Office plus estimated NNN's

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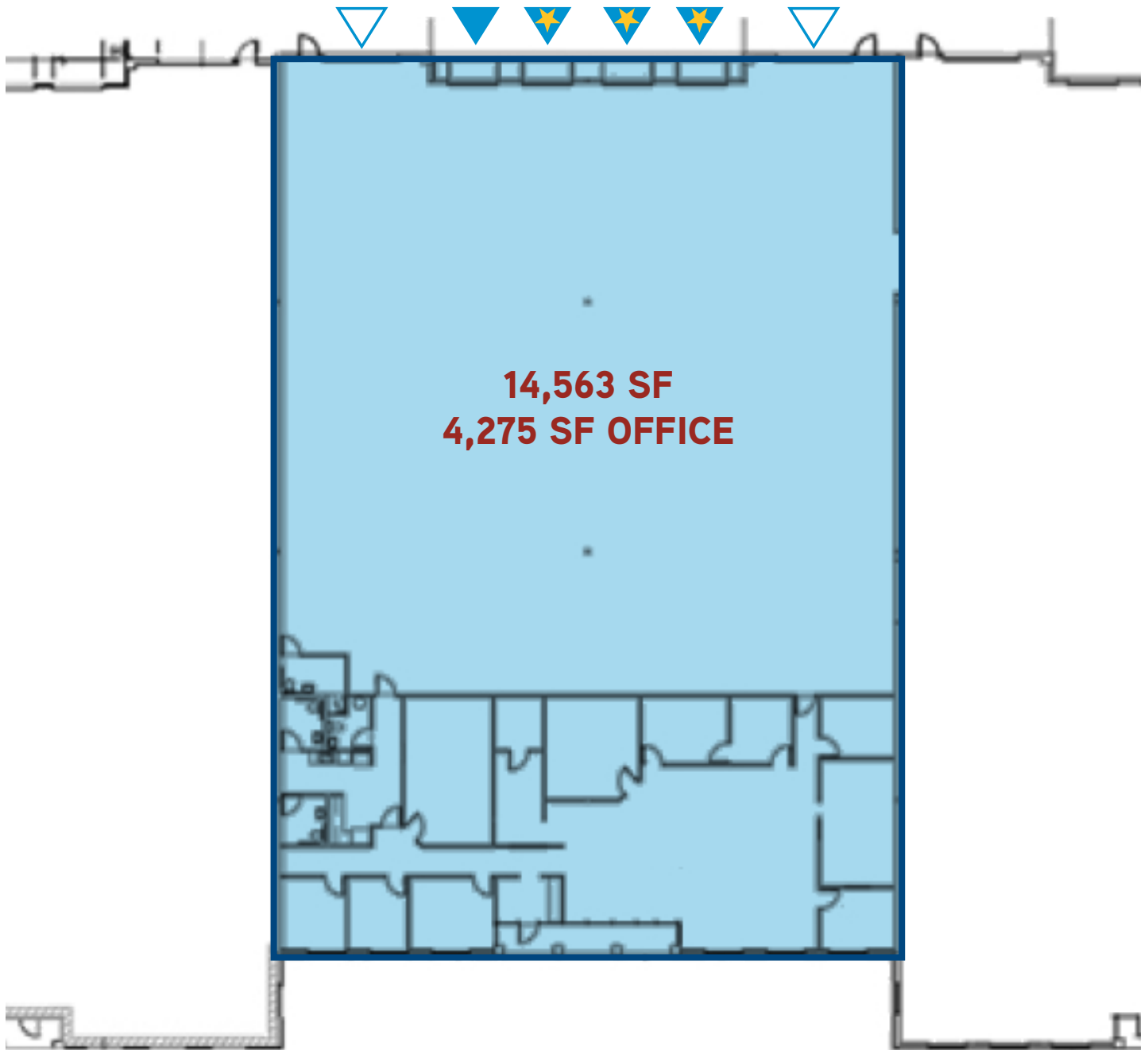
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 Dock door with EOD leveler and dock seal



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