

STOCKBRIDGE

FOR LEASE



Tualatin Corporate Center, Bldg G  
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# Tualatin Corporate Center

20121 SW 95TH AVENUE, TUALATIN, OR

Leasing Opportunity | ±23,625 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

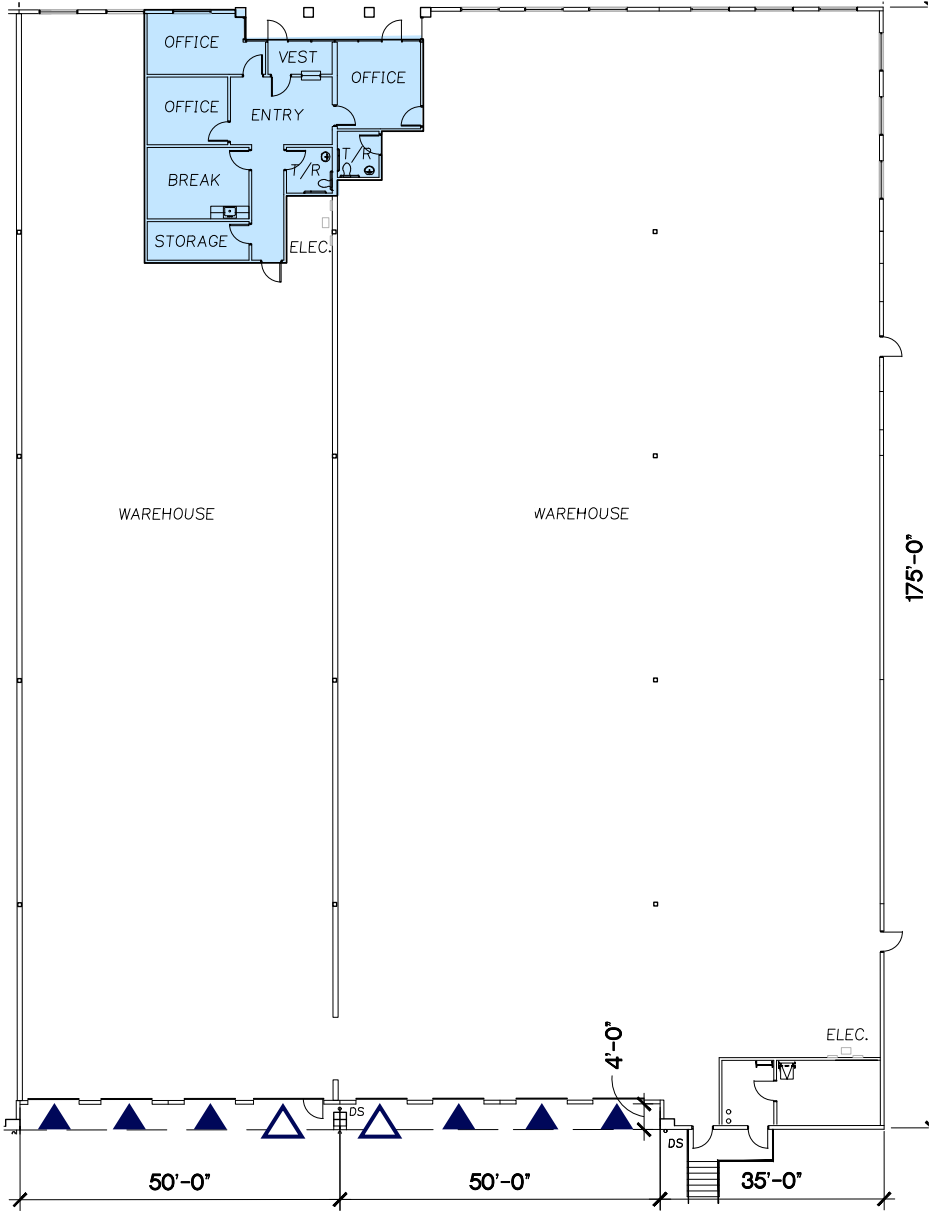
### Tualatin Submarket:

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	±23,625
Warehouse SF	±22,340
Office SF	±1,285
Construction	Concrete tilt-up
Ceiling Height	24'
Dock Doors	6
Grade Doors	2
Building Depth	175'
Power	1600 amps, 480V power to building
Fire Suppression	Sprinklers
Parking	1.17/1,000 SF
Zoning	(ML) Light Industrial
Available	April 2026
Other	Well-maintained and professionally managed building

# Floor Plan



## Property Features

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

±23,625  
square feet  
available

# Area Map



## Driving Distances

Interstate 5 1.5 miles

Interstate 205 2.3 miles

Downtown Portland 13.6 miles

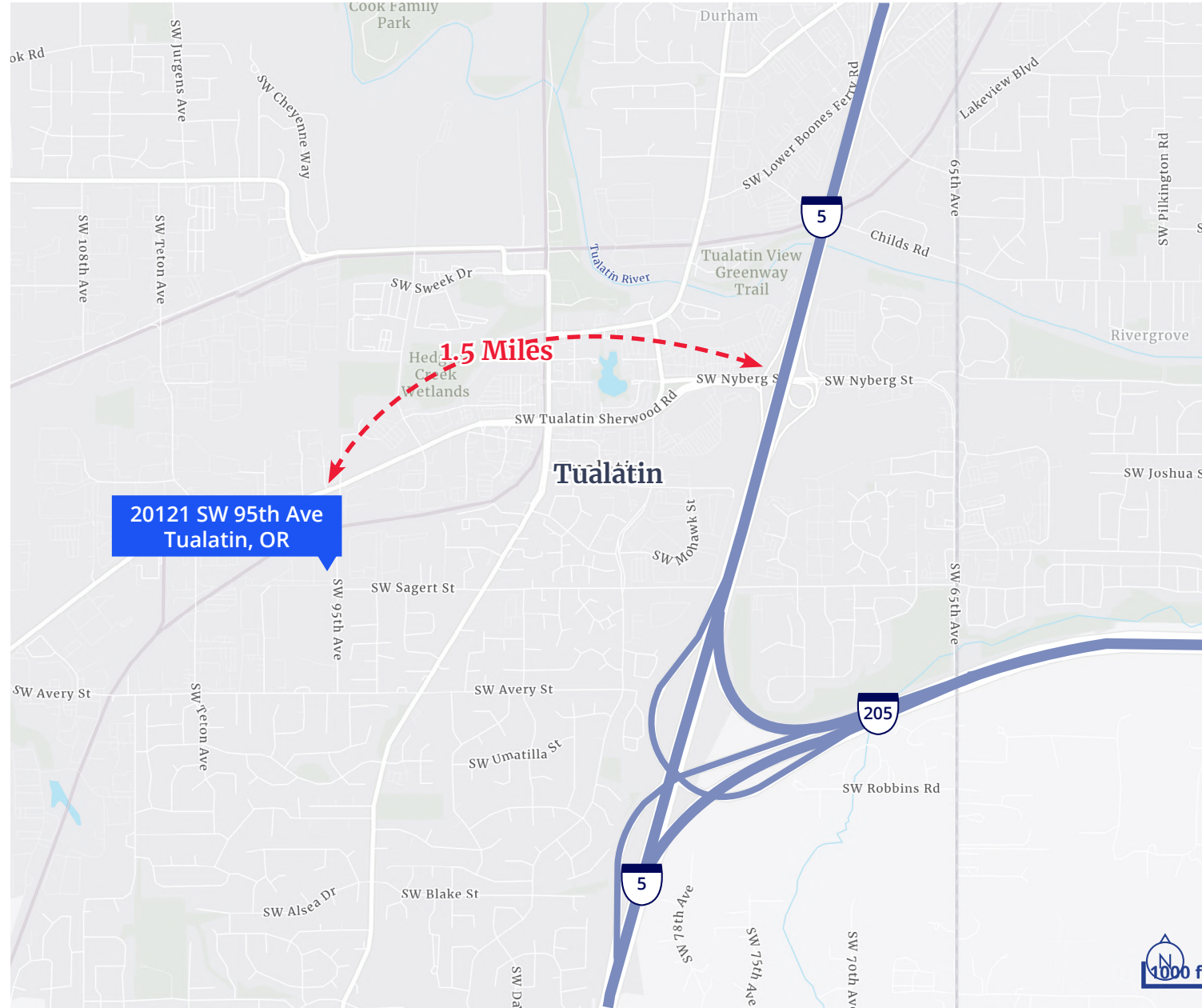
Interstate 84 13.7 miles

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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