

FOR LEASE

Tigard Industrial Headquarters

8260-8330 SW Hunziker Street, Tigard, OR
49,417 SF Industrial/Flex Facility



CONTACT

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FOR LEASE

Tigard Industrial Headquarters

AERIAL PERSPECTIVE



BUILDING	TOTAL BLDG SIZE	OFFICE SF	LOADING DOCK/GRADE	CLEAR HEIGHT	LAND AREA
1*	26,320	12,512	1D/3G	20-'22	47,480
2*	21,654	3,308	1D/3G	22	45,738
3	1,443	1,443	N/A	N/A	15,682
TOTAL	49,417	17,263			108,900



*Building 3 has separate Ownership but can be included in the leased premises.

*Building 1 and Building 2 are located on separate tax parcels. Owner will consider leasing separately.



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OVERALL PROPERTY FEATURES

Property features a three (3) building headquarter facility centrally located in Tigard, OR

49,417 SF total building area

17,463 SF of high quality office area

20'-22' clear height in main warehouse areas

2.5 acre (108,900 SF) site area

High density wet sprinkler system

2 dock high doors, 7 grade level doors

Located in the I-5 corridor with excellent access to I-5, I-205, and Hwy 217

High quality concrete tilt-up construction which has been well maintained and managed by Owner User since construction

Many amenities are nearby including numerous support services as well as lodging

Lease Rate: \$37,624 per month, NNN (\$0.48/\$0.75)

BUILDING 1



26,320 SF total building area

12,512 SF of headquarter quality office area including large conference room, gym, numerous private offices, and a high image exterior

20'-22' clear height in warehouse areas

1.09 acre (47,480 SF) site area

Additional parking available upon request

High density wet sprinkler system

1 dock high doors, 3 grade level doors

Standard three phase electrical power

BUILDING 2



21,654 SF SF total building area

3,308 SF of office area

20'-22' clear height in warehouse area

1.05 acre (45,738 SF) site area

High density wet sprinkler system

1 dock high doors, 4 grade level doors

Twenty-five (25) striped parking stalls

Standard 3 phase electrical power



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