

# KEYSCAPER BUILDING

9675 SW Tualatin-Sherwood Rd | Tualatin, OR 97062

## FOR LEASE



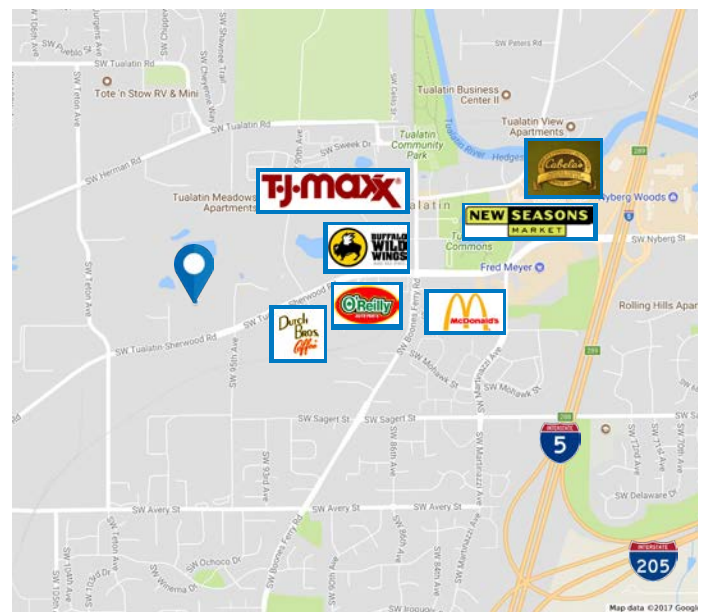
## UNIQUE OPPORTUNITY BUILDING FOR LEASE

### DETAILS

- Size:  $\pm 21,500$  RSF - Warehouse  
 $\pm 2,000$  RSF - Office, stackable w/central air  
 $\pm 23,500$  RSF - Total
- Rate:  $\$0.82$  PSF + NNN  
\* Estimated NNN:  $\$0.14$  PSF

### FEATURES

- Minimal office in main warehouse, with  $\pm 2,000$  of office in separate building
- 5 minutes from I-5
- (2) certified paint booths
- ESFR sprinkler system
- (4) dock doors, (3) grade level doors
- Great power: 480 V, 3-phase up to 800 amps
- Substantial parking, including for trucks and trailers
- Perfect location for contractor or construction company



10.05.2022

For more information or a property tour, please contact:

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## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

900 SW 5th Avenue · 17th Floor · Portland, OR 97204  
503.223.3171 · norris-stevens.com

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## PROPERTY PHOTOS



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