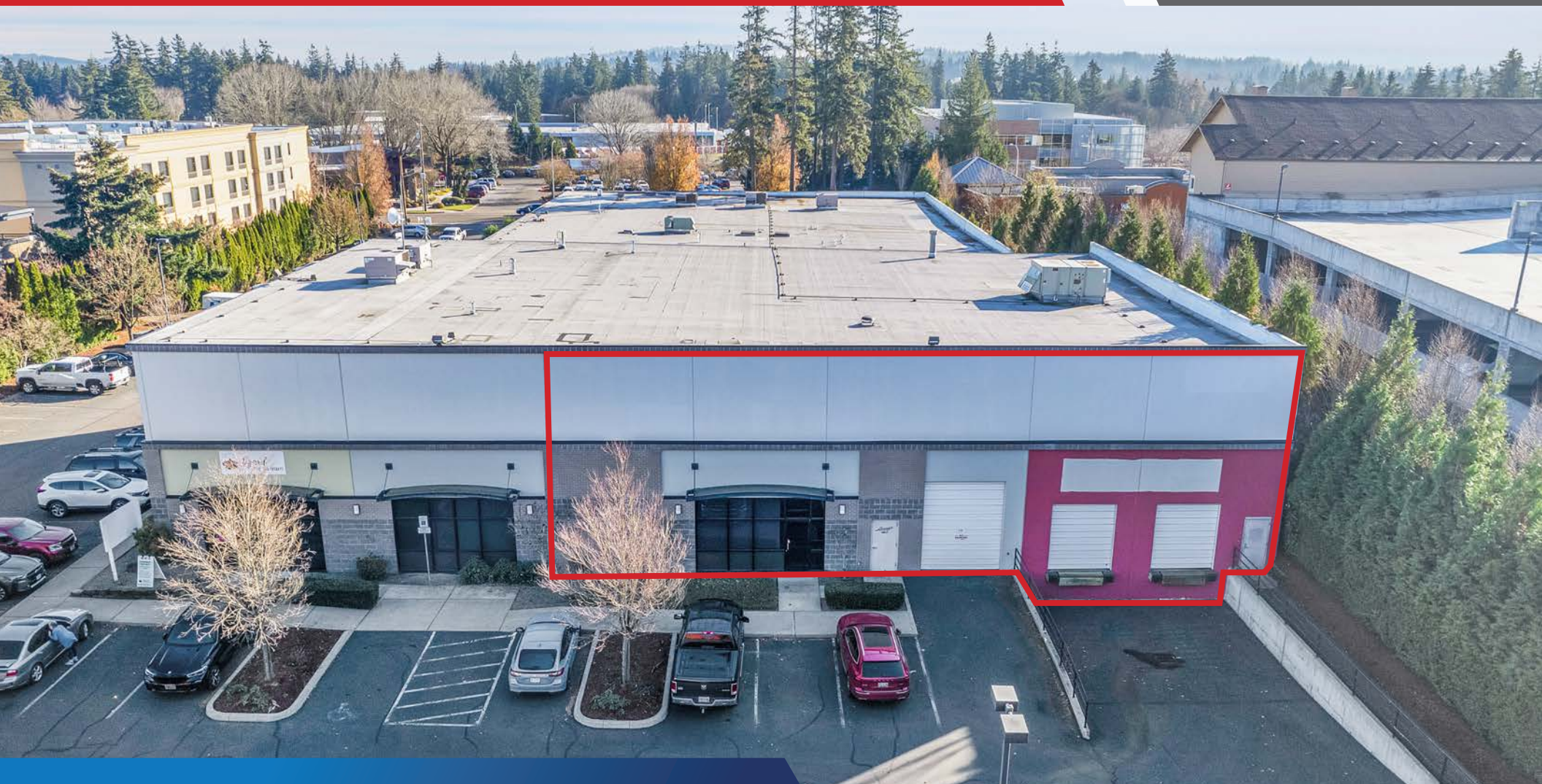


**BROKER BONUS: \$ 5,000 TRAVEL VOUCHER OR EQUIVALENT FOR
A SIGNED LEASE BEFORE DECEMBER 31, 2025**

FOR LEASE



RARE BRIDGEPORT INDUSTRIAL

18017 SW LOWER BOONES FERRY RD | TUALATIN, OR 97224

NEW PRICE & NNN REDUCTION

Free one (1) month abated base rent for 36 month term or longer

For more information or a property tour, please contact:

NICK CHESSAR
503.225.8469
NickC@norris-stevens.com

SCOTT FINNEY, SIOR
503.225.8431
ScottF@norris-stevens.com

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 their own satisfaction.

09/18/2025

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



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503.223.3171 • NORRIS-STEVENS.COM

18017 SW LOWER BOONES FERRY RD

Tualatin, OR 97224

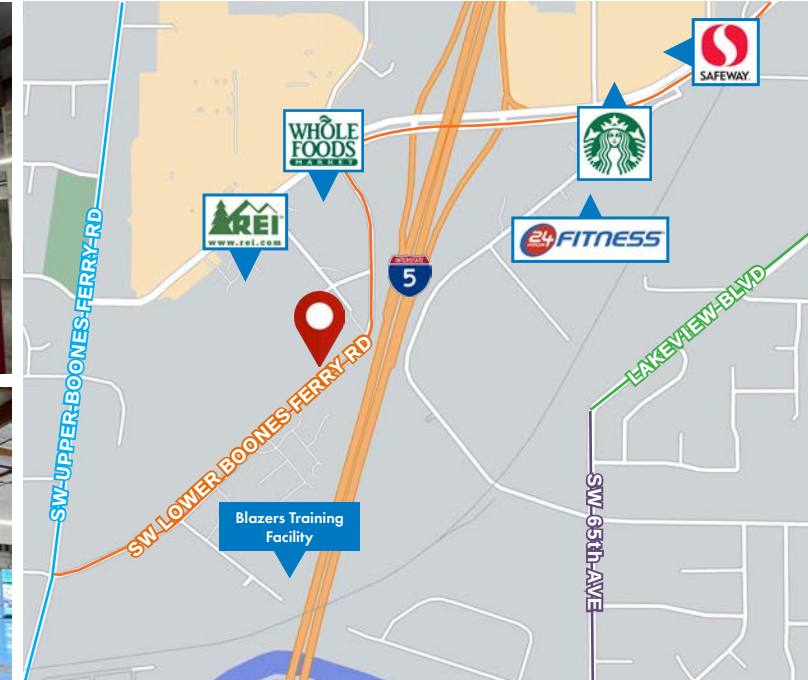
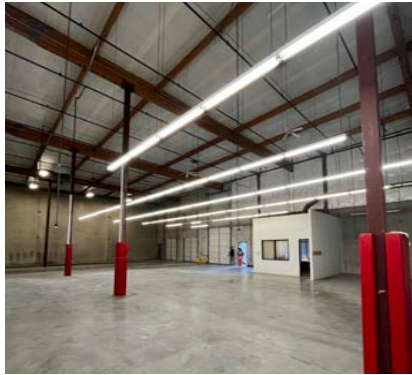
FLEX/INDUSTRIAL SPACE FOR LEASE

DETAILS

- $\pm 12,669$ SF total
 - $\pm 9,000$ SF warehouse
 - $\pm 3,670$ SF office/ flex space
- ~~\$13,000~~ **\$10,000** a month + NNN expenses
- NNN's = ~~\$0.55~~ **\$0.36** PSF/Month

FEATURES

- Two (2) docks
- One (1) grade door
- Portion of office space can be used as additional warehouse or light assembly
- Less than 1 minute to I-5
- Multiple food and other amenities within walking distance
- **NEW 53' tractor-trailer access to docks**



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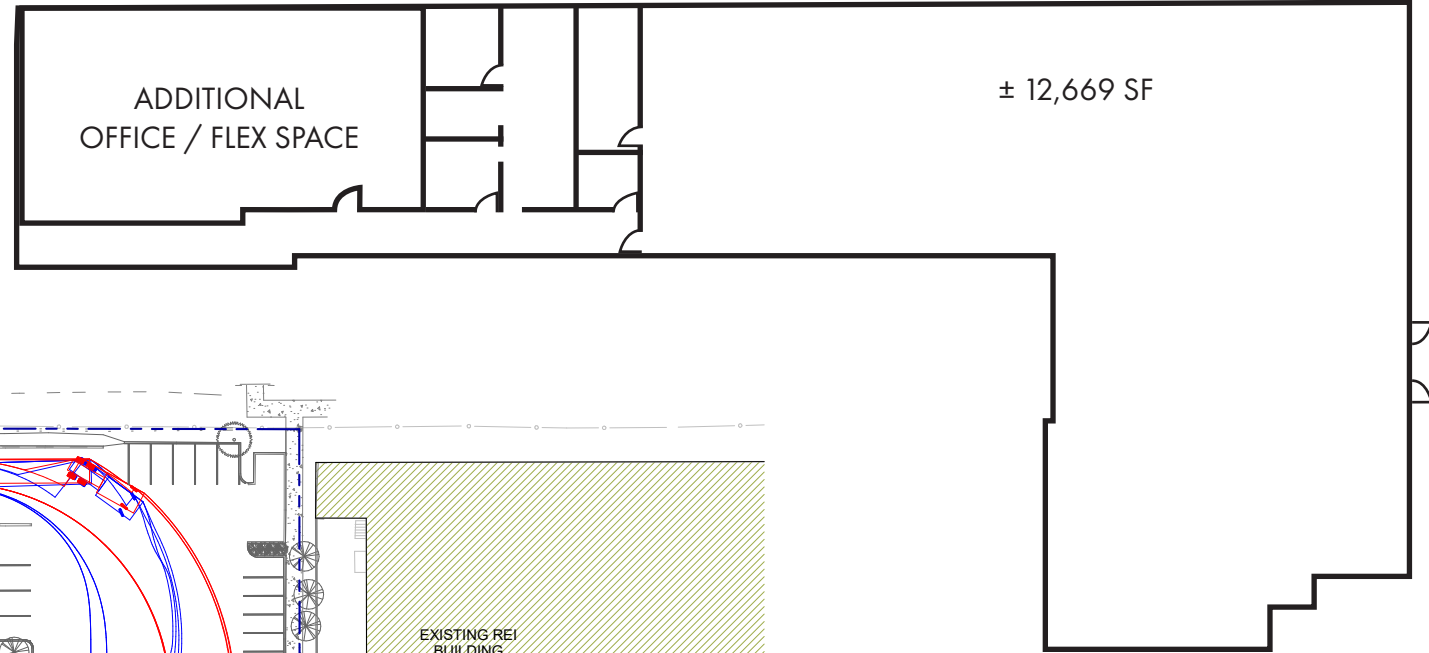
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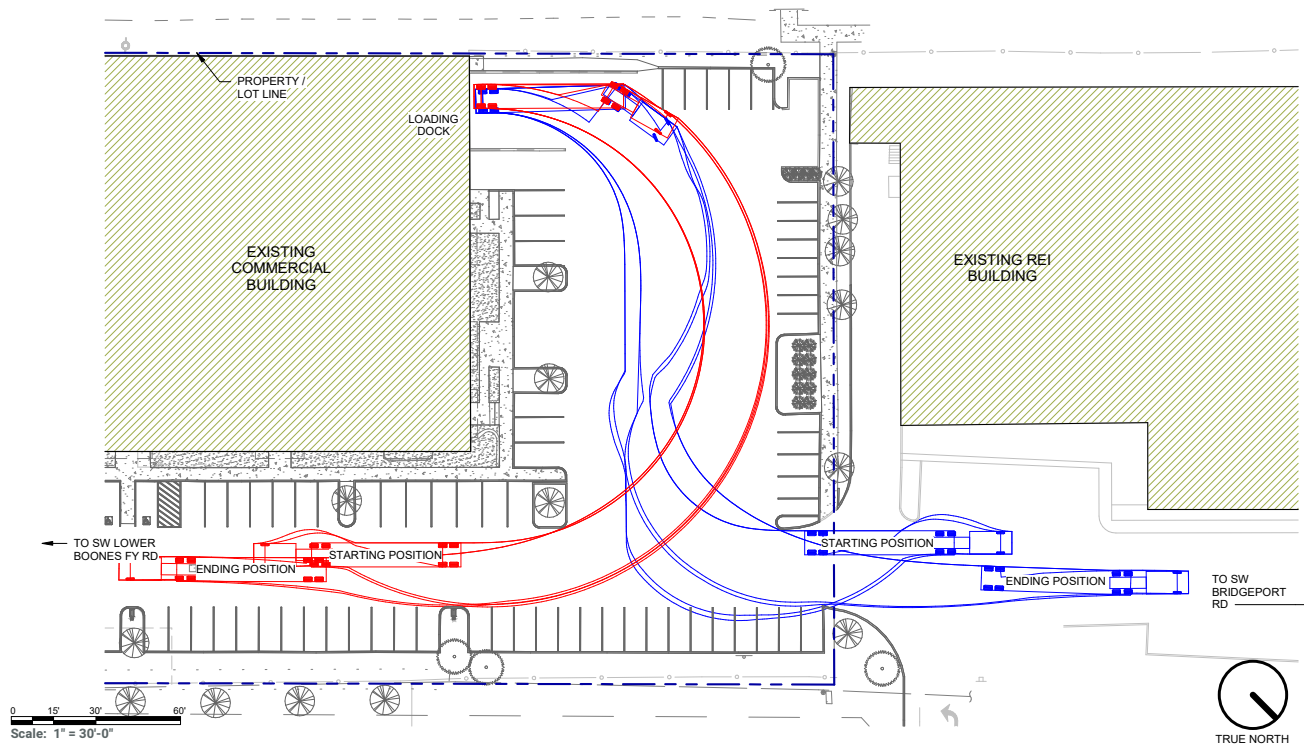


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FLOOR PLAN



NEW TRUCK ACCESS PLAN



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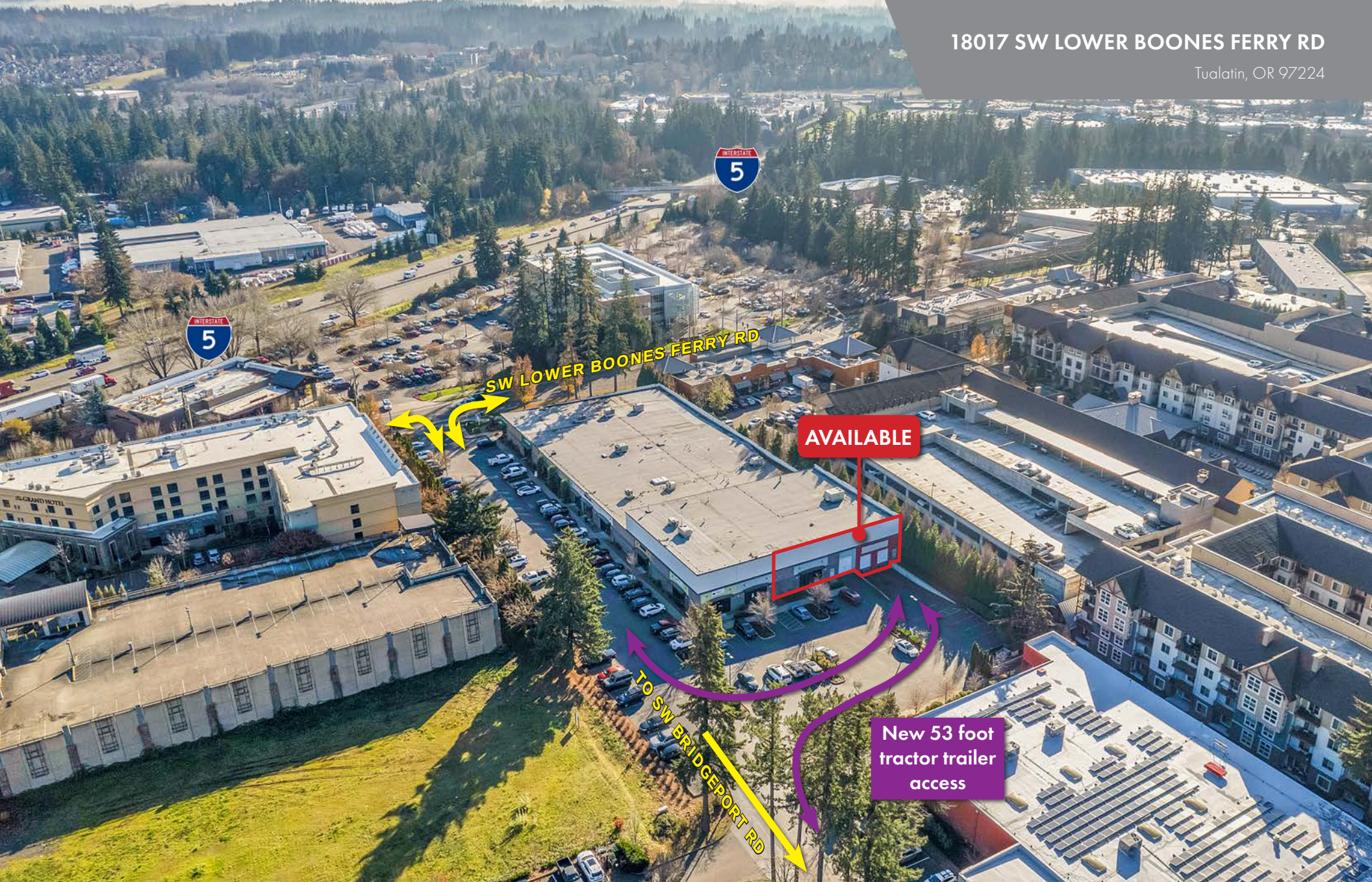


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