

FOR SUBLEASE



TEMPERATURE CONTROLLED/ GENERAL WAREHOUSE

6750-6770 SW 111TH AVE | BEAVERTON, OR 97008

For more information or a property tour, please contact:

GREG NESTING

503.225.8440

GregN@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.

01/21/2026

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



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WAREHOUSE SPACE FOR SUBLLEASE

DETAILS

- Shell size: ± 26,819 SF
- Temp-controlled space: ± 15,217 SF
- Office size: ± 3,285 SF
- Additional office: ± 1,957 SF on 2nd level
- Mezzanine: ± 1,010 SF storage
- Docks: 6 (six) doors
- Grade loading: 2 (two) doors
- Rate: \$0.90 PSF, NNN on shell

FEATURES

- Ideal for food processing/distribution
- Clear height 20' and cooler clear height 18.5'
- Approx. 277/480v, 3p, 1600 amps
- Floor drains
- Glycol chilling system
- Climate controlled loading storage
- Fenced yard area
- Off-street parking
- Can offer long term lease
- Near Hwy 217
- Minutes from Washington Square Mall and central Beaverton

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------------|----------|-----------|-----------|
| Population | 15,756 | 141,855 | 360,792 |
| Median Age | 38.5 | 39.6 | 39.8 |
| Households | 6,627 | 60,594 | 149,134 |
| Median Household Income | \$84,548 | \$105,038 | \$119,784 |

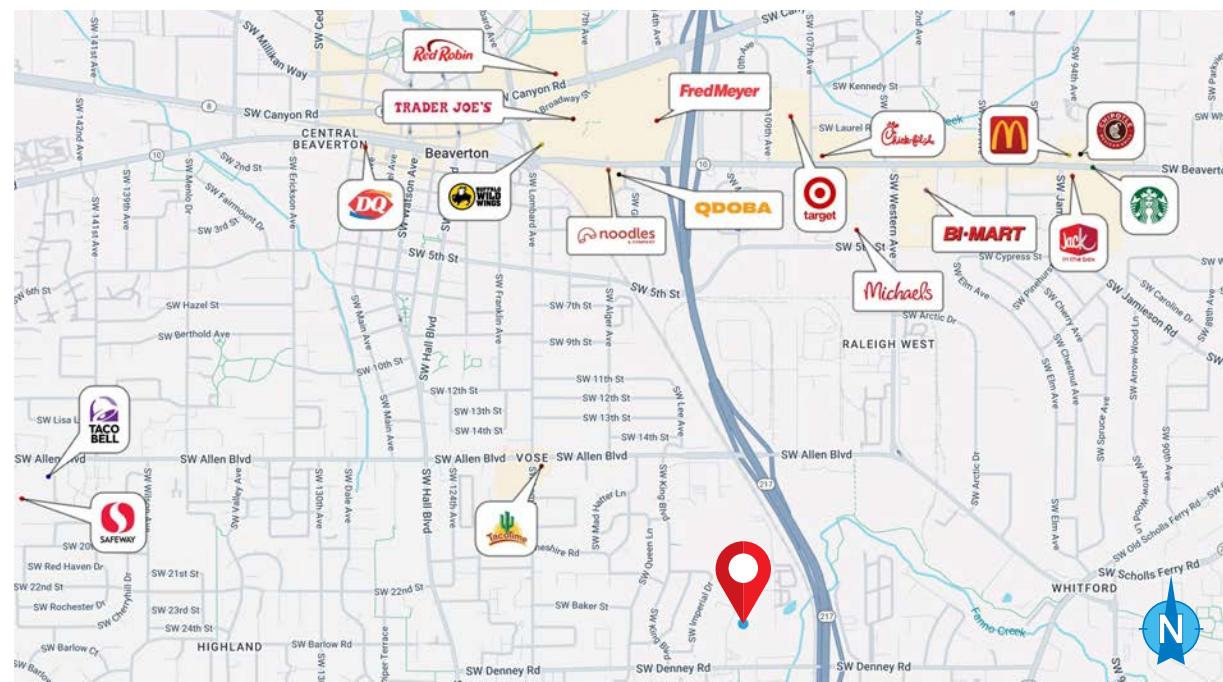
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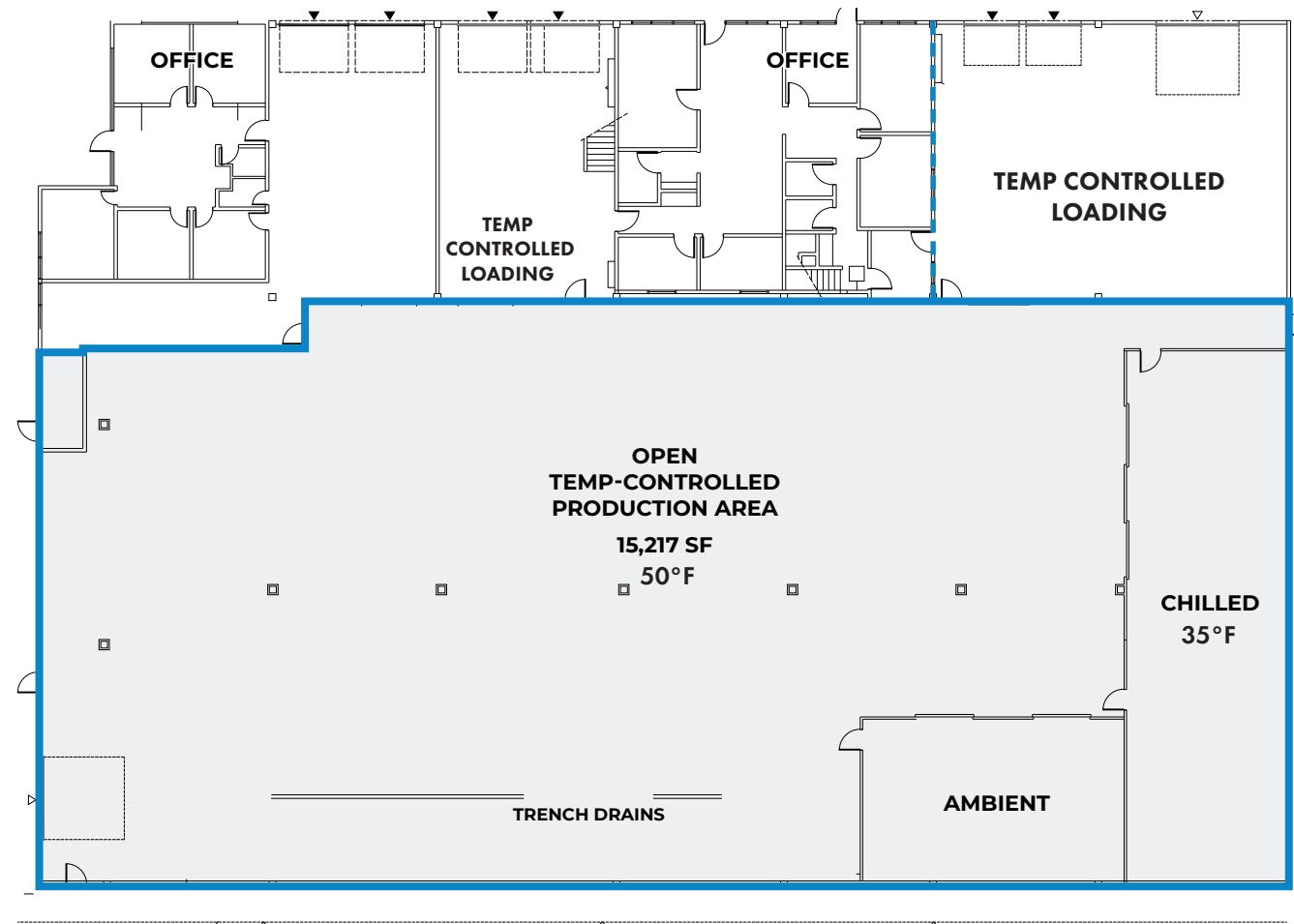
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PROPERTY PHOTOS



YARD AREA



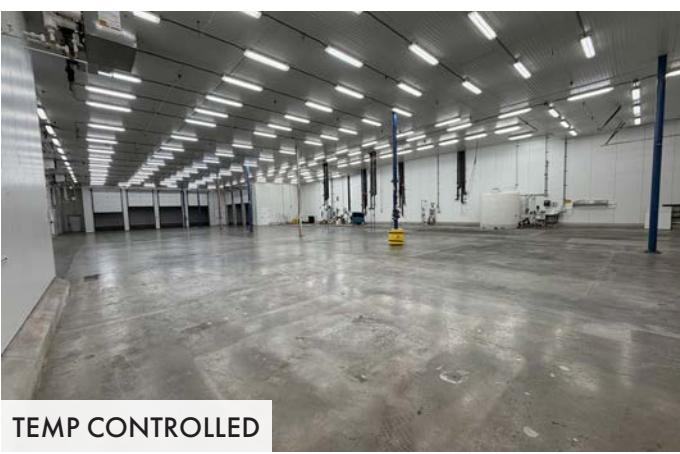
LOADING



TEMP CONTROLLED



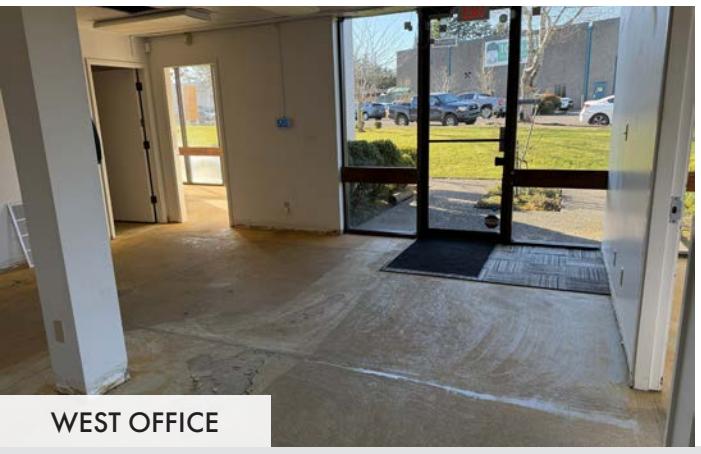
POWER



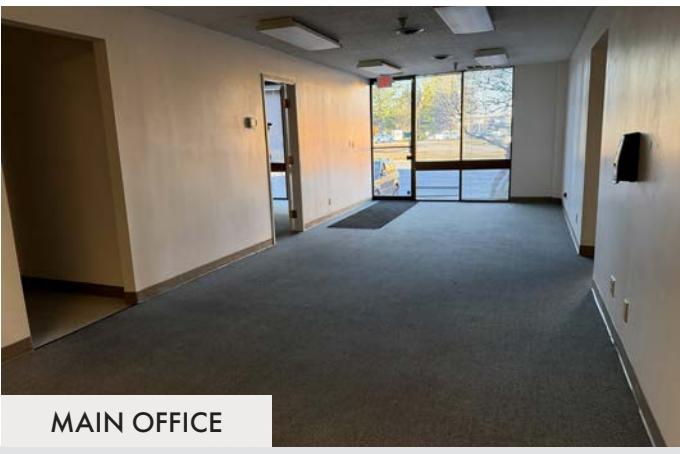
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LOADING



WEST OFFICE



MAIN OFFICE



2ND FLOOR OFFICE

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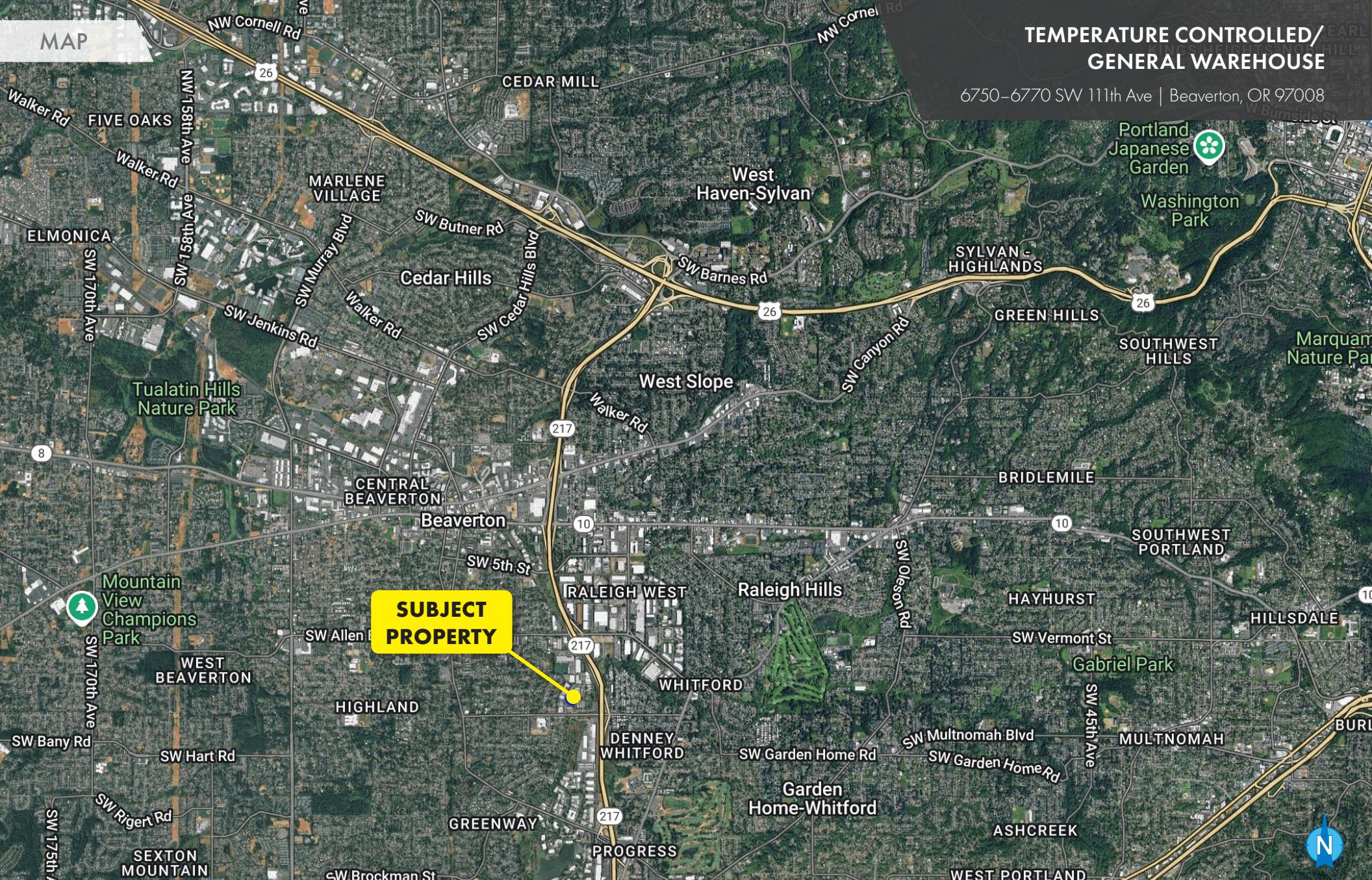
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MAP

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