

**BUILD TO SUIT | FOR SALE OR LEASE**

A 70,200 SF Freestanding Logistics Facility in the Center of the High-Demand I-5 Corridor South Submarket

# MAJESTIC TUALATIN BUSINESS CENTER - PHASE II

21100 SW 120TH AVE | TUALATIN, OREGON



DEVELOPED BY



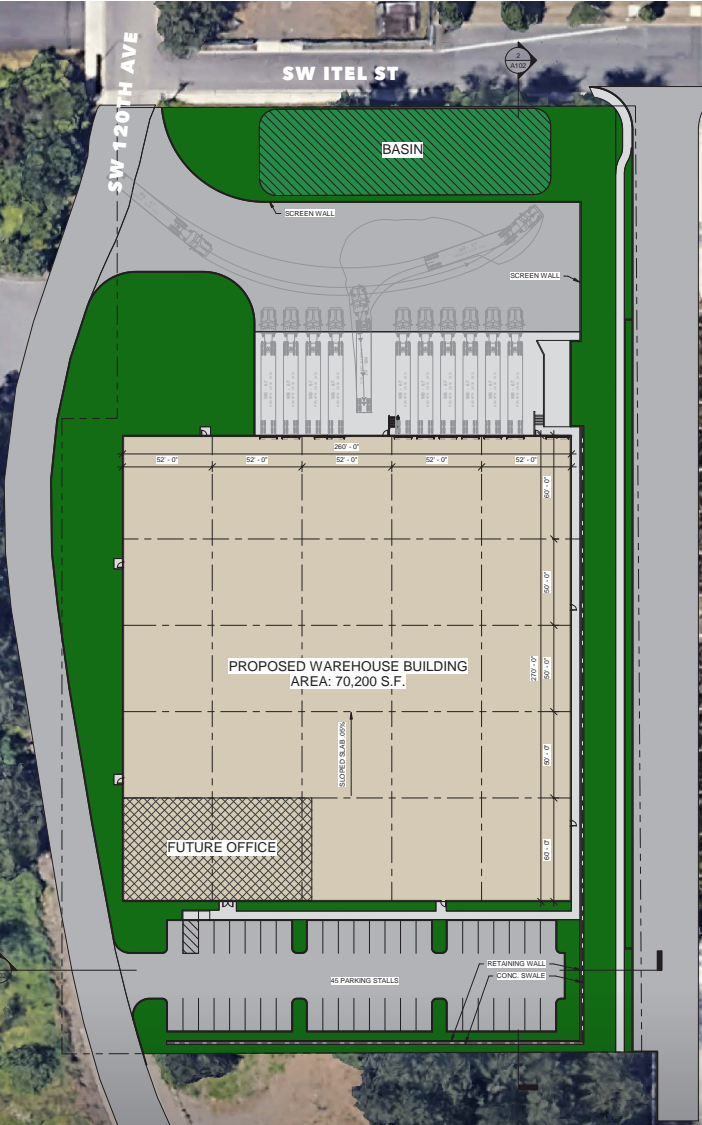
REPRESENTED BY



**FOR SALE OR LEASE**

# MAJESTIC TUALATIN BUSINESS CENTER - PHASE II

21100 SW 120TH AVE | TUALATIN, OREGON



**FREESTANDING** site and building with corporate office appeal

**ONLY** 2.7 miles from I-5 freeway entrance

**±70,200 SF** concrete facility on 4.04 acres

**OFFICE:** Build to suit

**PARKING:** 45 stalls

**WAREHOUSE LIGHTING:** Designed to suit tenant's needs

**32'** minimum clear height

**ESFR SPRINKLER SYSTEM** allows for high density storage

**ELECTRICAL:**  
800 Amps  
277/480 V  
3 phase (expandable)

**11** dock-high loading doors

**1** drive in loading door

**TRUCK COURT** - 135'

**POTENTIAL** secured yard area

**SKYLIGHTS** @ 2% of roof area

**SCHEDULED COMPLETION:** TBD

**LEASE RATES:** Call for Quote



FOR SALE OR LEASE

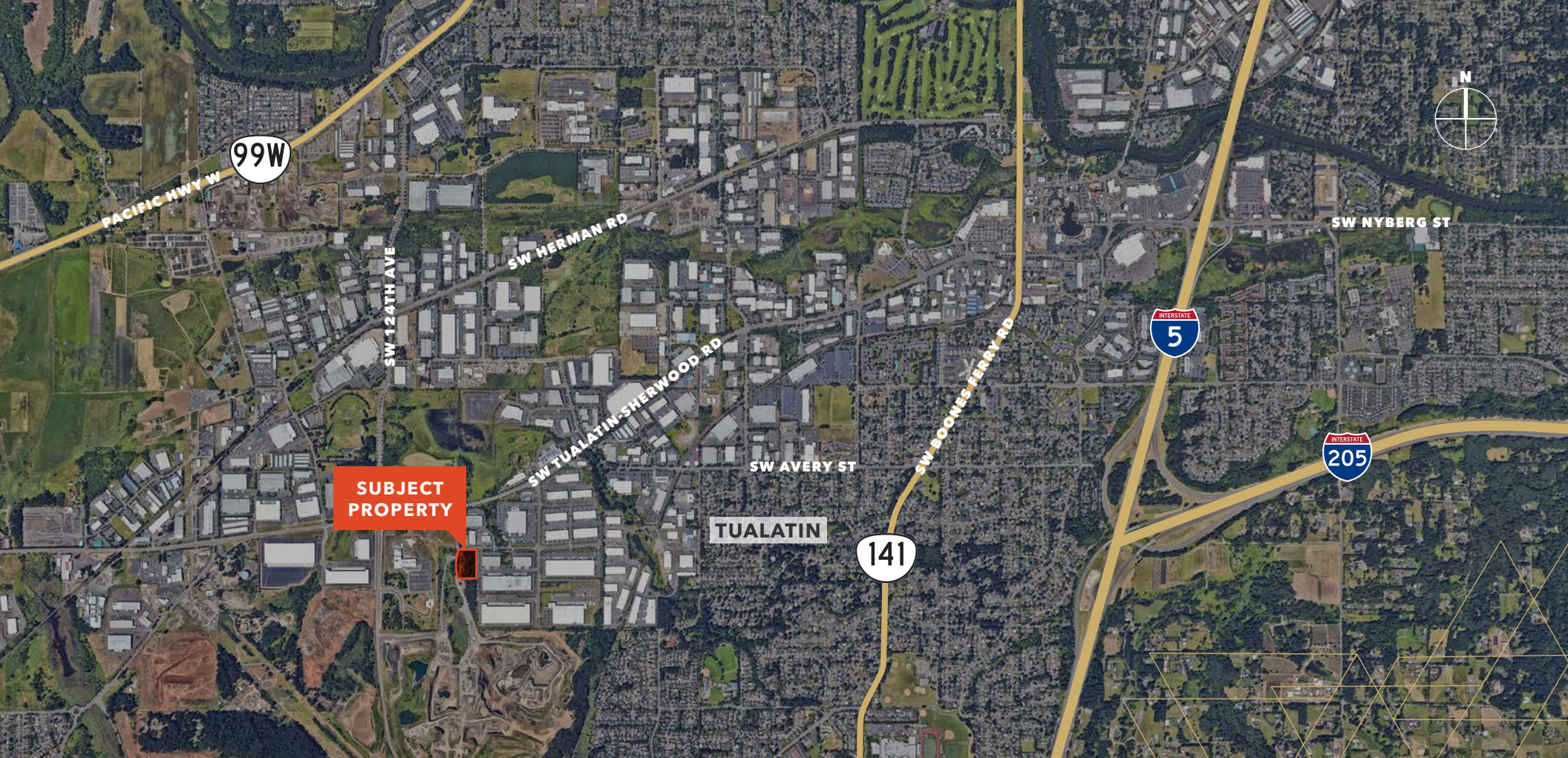
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**MAJESTIC**  
REALTY

**Kidder Mathews**



**SUBJECT  
PROPERTY**

**TUALATIN**

**141**

## For sale and leasing information contact

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