

# FOR SUBLEASE | ±11,894 SF Flex Warehouse

19940-19950 SW 112<sup>th</sup> Avenue, Tualatin, OR 97062



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## PROPERTY DETAILS

### 19940-19950 SW 112th Ave, Tualatin, OR 97062

**Sub-Market:** SW PDX Metro / Tualatin

**Business Park:** Franklin Business Park II

**Space:** 11,894 RSF  
(Building 3: Suite 19940-19950)

**Base Rent:** Call Broker for Rates

**Lease Expiration:** 9/30/2026

**Availability:** Within 30 Days Notice

**Built:** 2016

**Clear Height:** 18'

**Sprinklers:** Yes (ESFR)

**Dock Doors:** Two (2) - 1 Front / 1 Side

**Drive-In Doors:** Two (2) - 1 Front / 1 Side

**Parking:** On-Site - Shared Lot

**Zoning:** MG (General Manufacturing)

## HIGHLIGHTS

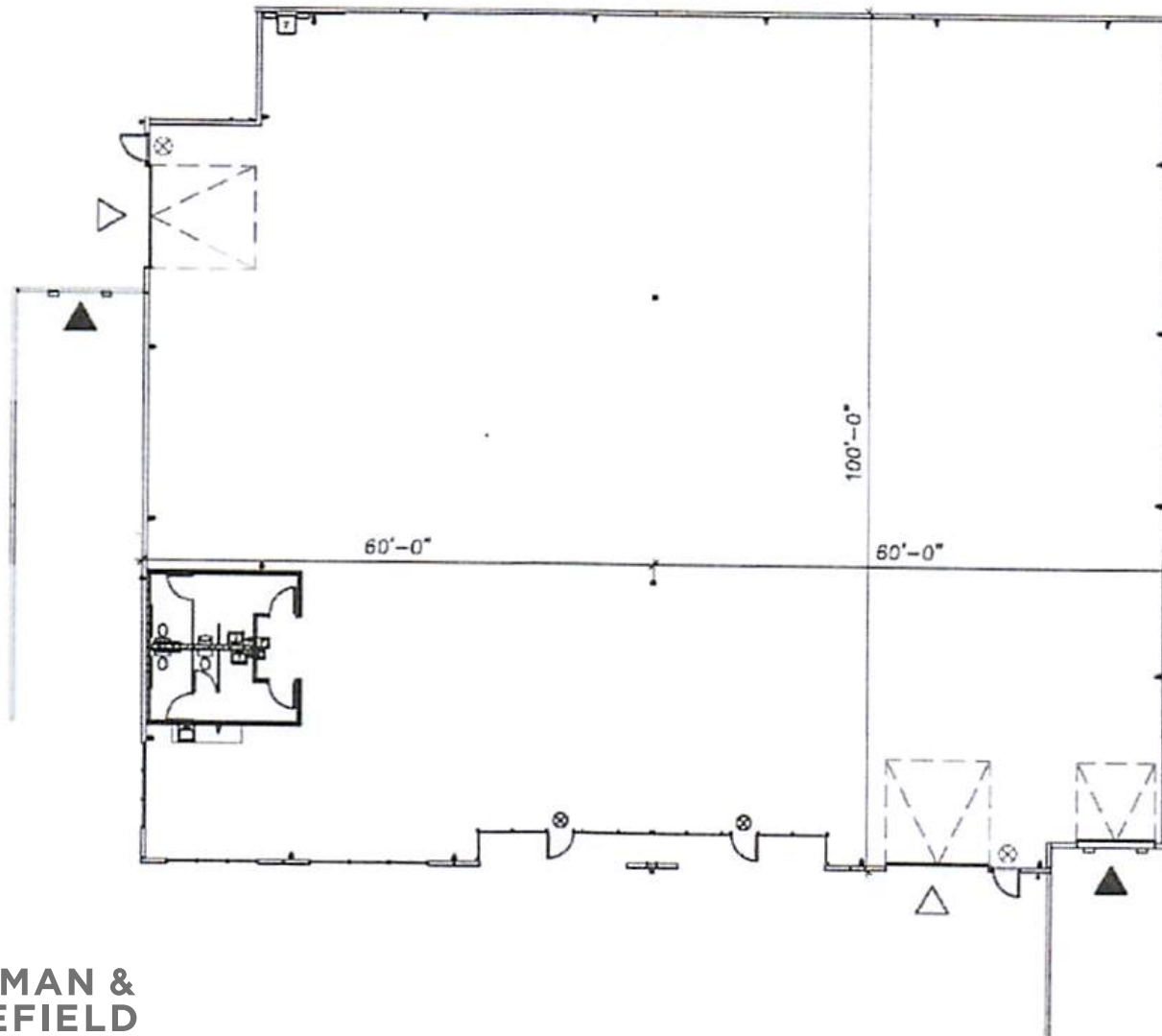
- End-Cap Placement in Franklin Business Park II
- Spacious flex warehouse floor plan with buildout kitchenette and two restrooms
- Located along SW Popular Tualatin-Sherwood Road
- Easy Access to Site and Loading Docks
- Private On-Site Parking Lot for the Business Center
- Located Near Several Bus Stops & Just 1.5 Miles to the Tualatin WES Commuter Rail Train Station
- Nearby Retail & Services: Chevron, 76, Napa, Sunbelt Rentals, Enterprise, U-Haul, FedEx, The Home Depot, Walmart, Target, Fred Meyer, New Seasons, Cabela's, Staples, TJ Maxx, Les Schwab, Starbucks, McDonald's

## LOCAL DEMOGRAPHICS

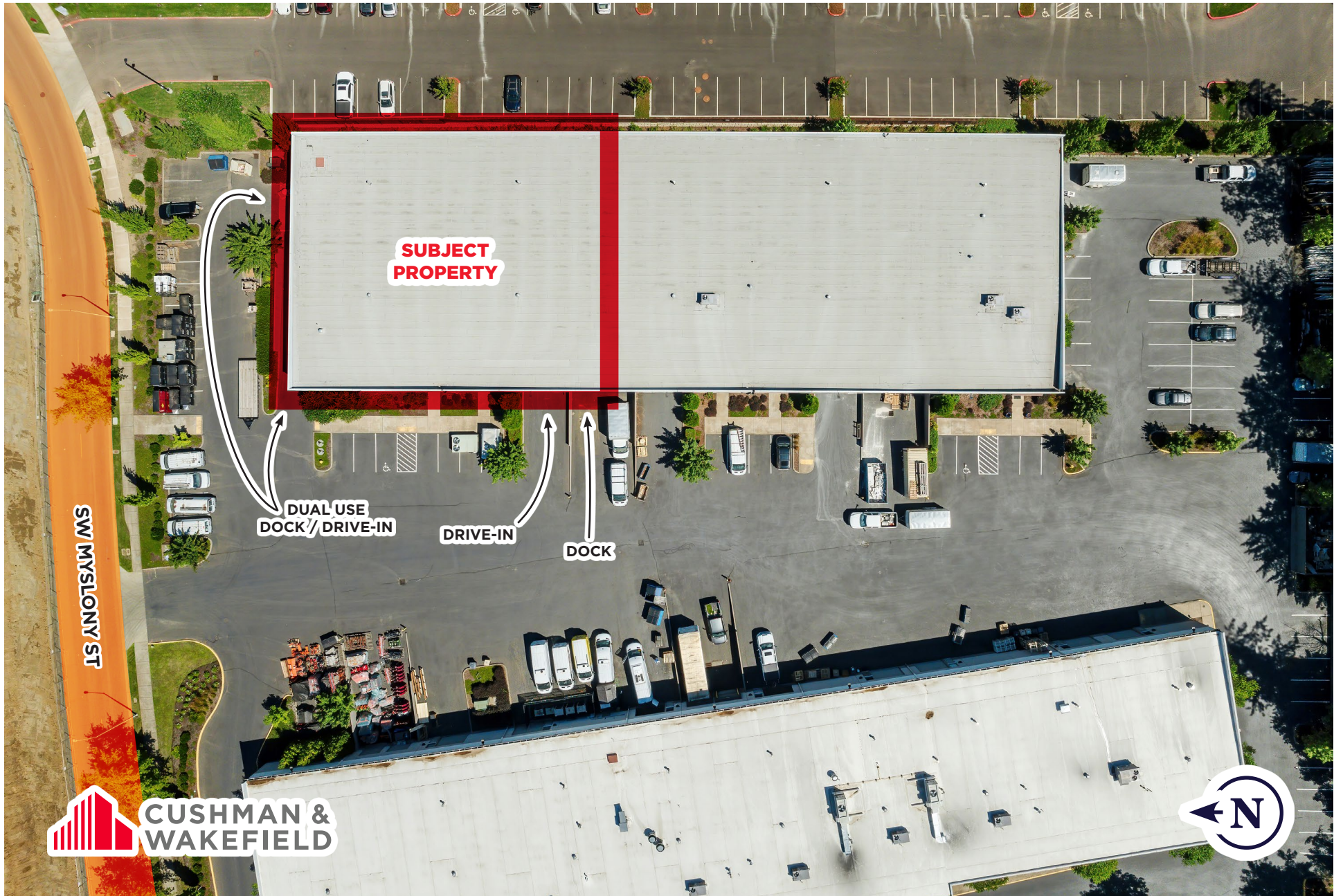
ATTRIBUTE	1 Mile	2 Mile	3 Mile
Population: 2023	2,460	31,256	72,702
Median Age	40.5	40.5	41
Daytime Employees	8,281	18,400	43,542
Businesses	519	1,816	4,710
Median Home Value	\$476,395	\$447,887	\$461,585
Average Household Income	\$125,493	\$112,965	\$115,477

*\* Demographics derived from CoStar for 19850-19990 SW 112th Ave Bldg 3, Tualatin OR 97062*

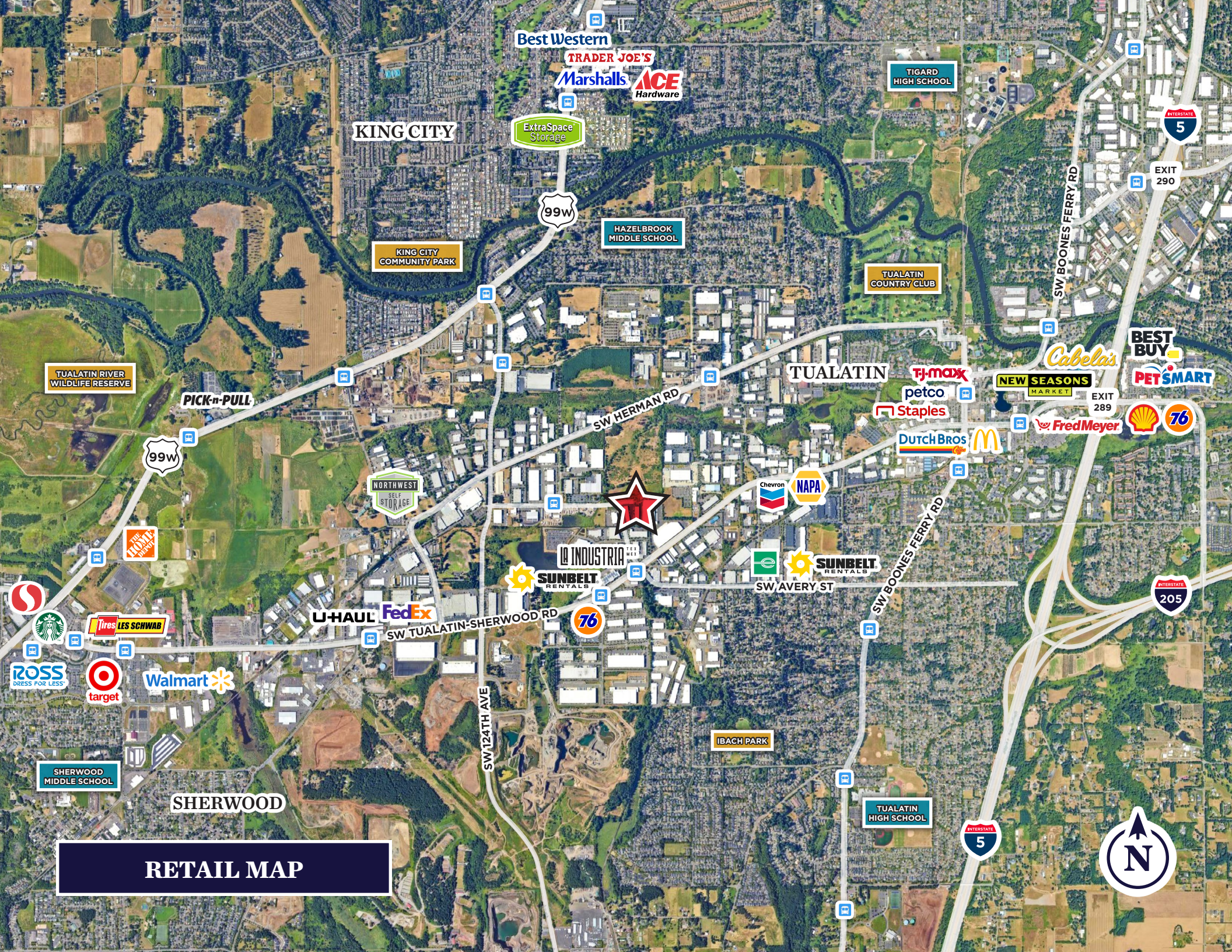
Franklin Business Park II - Building 3



PROPERTY SITE MAP | 19940-19950 SW 112<sup>th</sup> Avenue, Tualatin, OR 97062







Best Western

TRADER JOE'S  
Marshalls ACE  
Hardware

TIGARD  
HIGH SCHOOL

KING CITY

ExtraSpace  
Storage

99W

HAZELBROOK  
MIDDLE SCHOOL

KING CITY  
COMMUNITY PARK

TUALATIN  
COUNTRY CLUB

TUALATIN RIVER  
WILDLIFE RESERVE

PICK-n-PULL

99W

SW HERMAN RD

TUALATIN

tj-maxx  
petco  
Staples

NEW SEASONS  
MARKET

Cabela's

BEST BUY  
PETSMART

Fred Meyer

Shell 76

DUTCH BROS

McDonald's

EXIT  
289

NORTHWEST  
SELF  
STORAGE



Chevron  
NAPA

LA INDUSTRIA

SUNBELT  
RENTALS

SUNBELT  
RENTALS

SW AVERY ST

U-HAUL  
FedEx

SW TUALATIN-SHERWOOD RD

76

INTERSTATE  
205

Starbucks

Tires LES SCHWAB

ROSS  
DRESS FOR LESS

target

Walmart

SW 124TH AVE

IBACH PARK

SHERWOOD  
MIDDLE SCHOOL

SHERWOOD

TUALATIN  
HIGH SCHOOL

INTERSTATE  
5



RETAIL MAP



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