

FOR LEASE

6710 SW McEwan Lake Oswego, OR

Modern Manufacturing Facility



112,498 SF in Multiple Buildings at I-5 and Lake Oswego

For additional information, contact:

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

6710 SW McEwan

Property Description

- Parcel Size: 6.98 Acres
- Heating/Cooling: Office areas in buildings 1, 2, 3
- Sprinklered: All buildings
- Insulation: All buildings
- Zoning: IP - Industrial Park, City of Lake Oswego, permitted uses include facilities for the manufacturing, processing assembly of products and warehousing

	Loading & Clearance	Power	Lighting
Building 1:	20’ Wide grade door plus 21 dock and 2 grade doors on both sides including 7 in-floor levelers and 2 edge-of dock levelers	800 amps 3-phase with ability to quickly upgrade to 2,500 amps	Metal halide
Building 2:	12’ to 16’	2,500 amps 3-phase 480 volt	Metal halide
Building 4:	16’ to 21’	2,500 amps 3-phase	Metal halide

Available Building Area Summary

		Industrial (SF)	Office (SF)	Total (SF)
Building 1:	Concrete Tilt-up Warehouse and Manufacturing Area	56,503		56,503
Building 2:	Steel Frame Manufacturing Building	26,520	3,080	26,520
Building 3:	Administration Office/Steelframe Metal Siding		4,900	4,900
Building 4:	Steel Frame Assembly Building	21,800	2,772	24,575
	TOTALS	104,823	10,752	112,498

This estimate of building area is derived from building plans reflects the ground floor area of the major buildings and it specifically excludes small offices and sheds, breezeways and mezzanines that would comprise less than 2% additional area.

Features

- Compressor room in building 2
- All structures have sprinklers, insulation, and some level of heat or freeze protection
- Industrial areas in buildings 1 & 2 have gas-fired boiler heat
- New roofs on buildings 1 & 3 in 2009
- Manufacturing areas have supervisor offices, shop restrooms and lunch rooms
- Truck staging and parking
- Security service installed in both buildings available for Lessee at additional cost

Terms

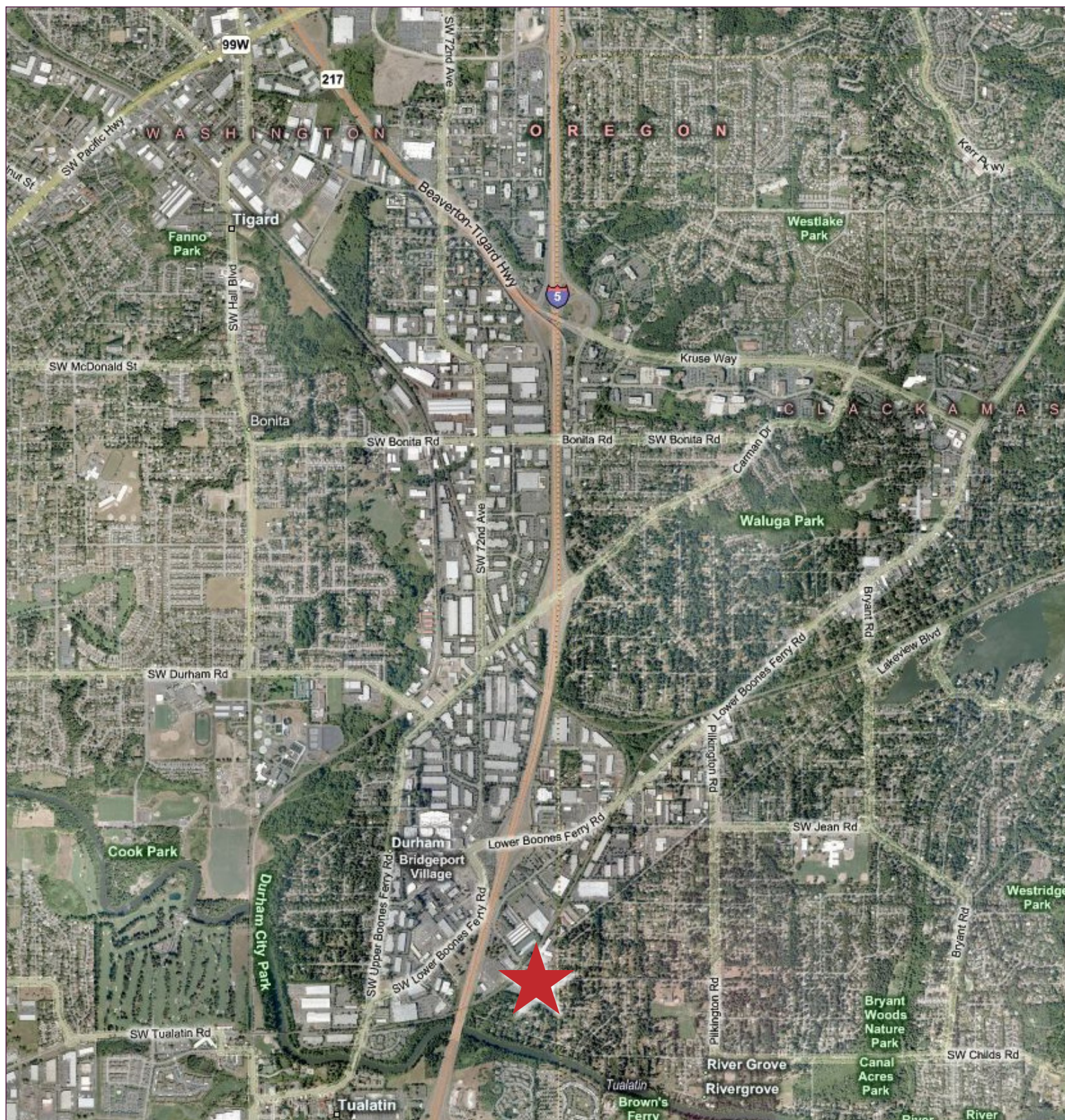
- Lease Rate: \$0.38 NNN per square foot (blended)
- Estimated Triple Nets: \$0.07/SF



Building 3 Administration Office



Building 1v Loading Area



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