

# FOR LEASE



## SHERWOOD BUSINESS CENTER II

13565 SW TUALATIN-SHERWOOD RD, SUITE 100 | SHERWOOD, OR 97140

- 18,750 Total Square Feet with  $\pm 2,280$  SF Main Level Office
- Loading Doors: 5 Dock, 2 Grade
- Ceiling Height:  $\pm 20'$
- Fire Sprinkler: Wet System
- Power: 400 Amps, 480 Volt, 3-Phase
- Existing Paint Booth Available
- Additional Trailer Parking
- Signalized Entrance on Tualatin-Sherwood Rd.
- One Block from Tualatin Boundary Line
- Lease Rate: \$12,251/Month plus NNNs (\$0.55/SF Shell, \$0.80/SF Office) NNNs \$3,188/mo (\$0.17/SF)
- Sublease Term Ends August 31, 2022

### CONTACT US

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The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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