

# OREGON BUSINESS PARK III

50,066 Sq. Ft.  
Industrial/Warehouse  
Space For Lease



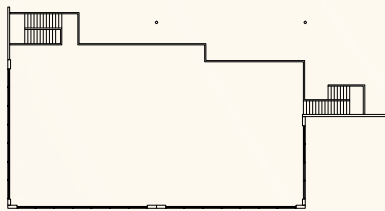
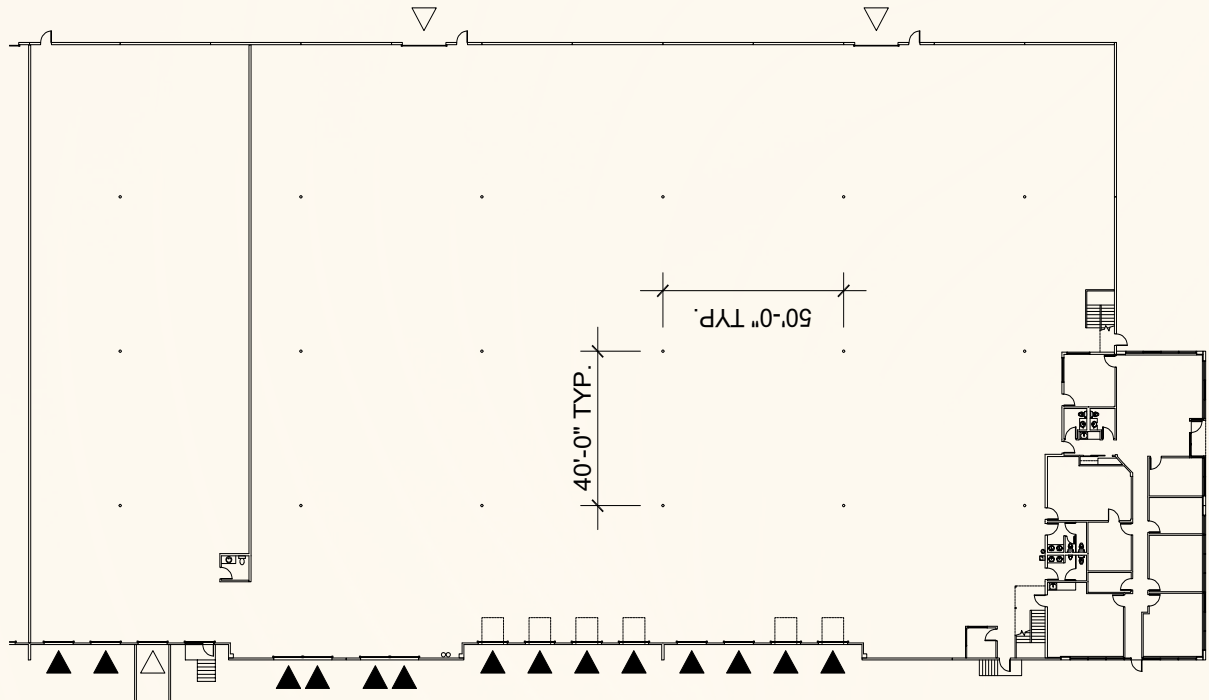
7380 SW Kable Lane, Tigard, OR 97224

**PACTRUST**

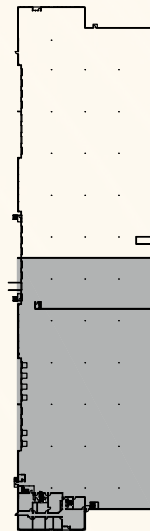
### Space Plan | 24' Clear Height

**PacTRUST**

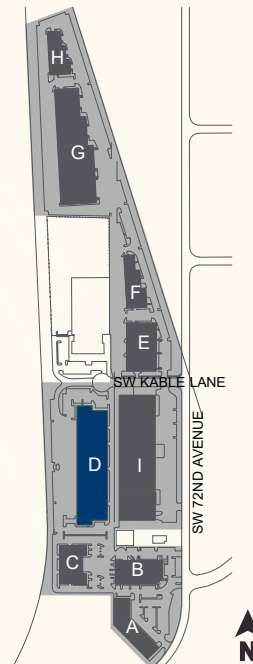
- ▲ Dock Access
- △ Grade Access



**Mezzanine Level**



**Building Plan**



# Key Features



50,066 sq. ft shell



3,519 sq. ft. office



14 dock doors  
3 grade doors

3,463 sq. ft. mezzanine (not included in lease rate)

LED on motion sensor lighting

400 amps 277/480v (ability to add)

Sprinklered

Less than a mile to Interstate 5

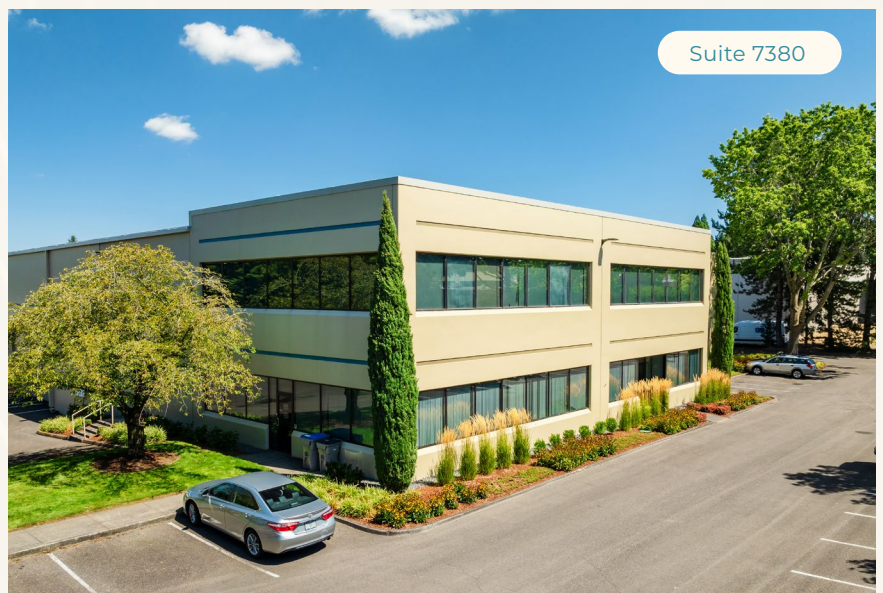
Variety of nearby amenities including Bridgeport Village, Starbucks, and Gold's Gym

**Lease Rate:**  
**\$0.95/sq. ft. shell**  
**\$1.20/sq. ft. office**

**NNN Lease**



Building D



Suite 7380



# Leasing Contacts

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Owned & Managed by

**PacTrust**

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Tigard, OR 97224



0.5 Miles



PACIFIC CORPORATE  
CENTER



OREGON BUSINESS  
PARK I

COURTYARD  
BY MARRIOTT

OREGON BUSINESS  
PARK II

OREGON BUSINESS  
PARK III