

For Lease | 29,700 SF Warehouse

10025 SW Allen Blvd | Beaverton, Oregon 97005

29,700 SF WITH 6,400 SF OFFICE

Colliers



Allowed uses including but not limited to*:



Landscaping
Materials Yard



Wholesale or
Retail Lumber



Warehouse/
Distribution



RV Boat
Storage



Equipment
Sales



Automotive
Service



Storage Yard

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**Subject to City approval*

Property Overview

Available Space 29,700 SF with 6,400 SF Office

Year Built 1990

Construction Reinforced Concrete

Loading 2 Dock Doors (1- Leveler)
Concrete Truck Apron

Clear Height 20'

Columns 40'x40'

Sprinklers Wet

Electrical 800-amp, 208/120-volt 3-phase, 4-wire

Parking 55 Unreserved Stalls

Zoning [Industrial \(IND\)](#) 

Summary

Positioned in the highly sought after Beaverton Industrial District, this versatile industrial property offers exceptional functionality for a wide range of users. Flexible zoning supports multiple operational needs, while the dedicated yard space—conveniently located just north of the building—provides valuable on site storage and logistical efficiency.

Located prominently at the corner of Allen Blvd. and SW Arctic Drive, the site delivers excellent visibility along a busy arterial corridor. Tenants benefit from connectivity to major transportation routes, including quick access to Highway 217 via Allen Blvd. and efficient east-west mobility through SW Beaverton Hillsdale Highway via SW Arctic Drive.

Key Highlights

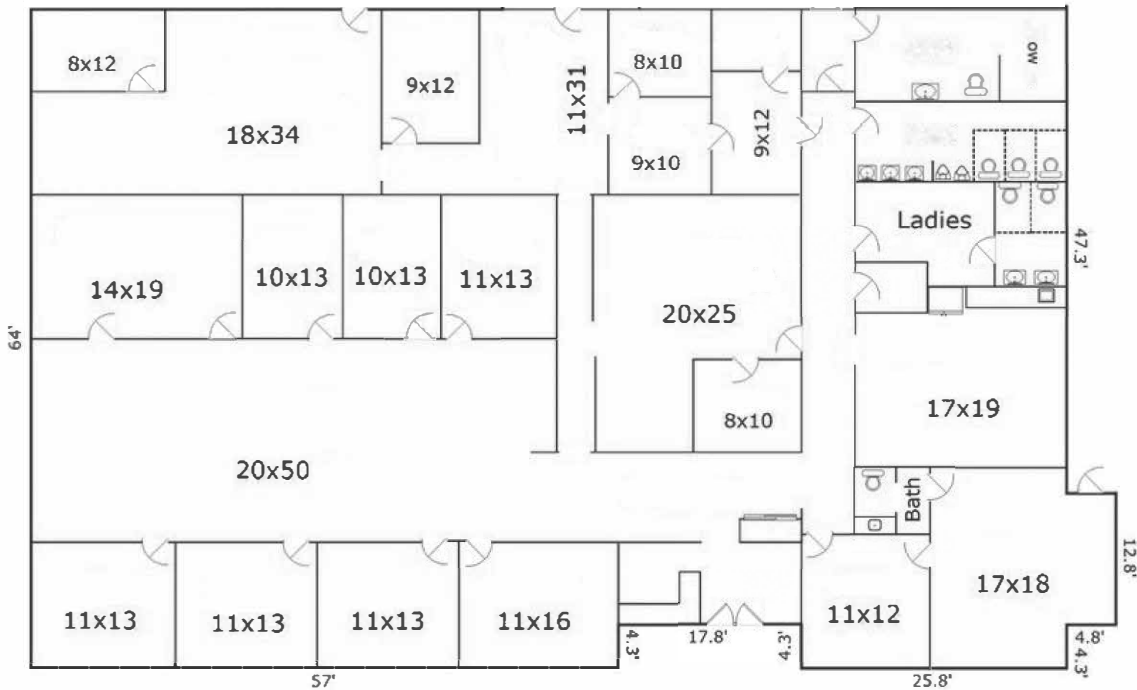
- Flexible zoning
- On site yard space
- Corner site for strong visibility and brand presence
- High traffic arterial frontage

Lease Rates: \$0.95/\$1.25 NNN

Yard Lease: Call for rates

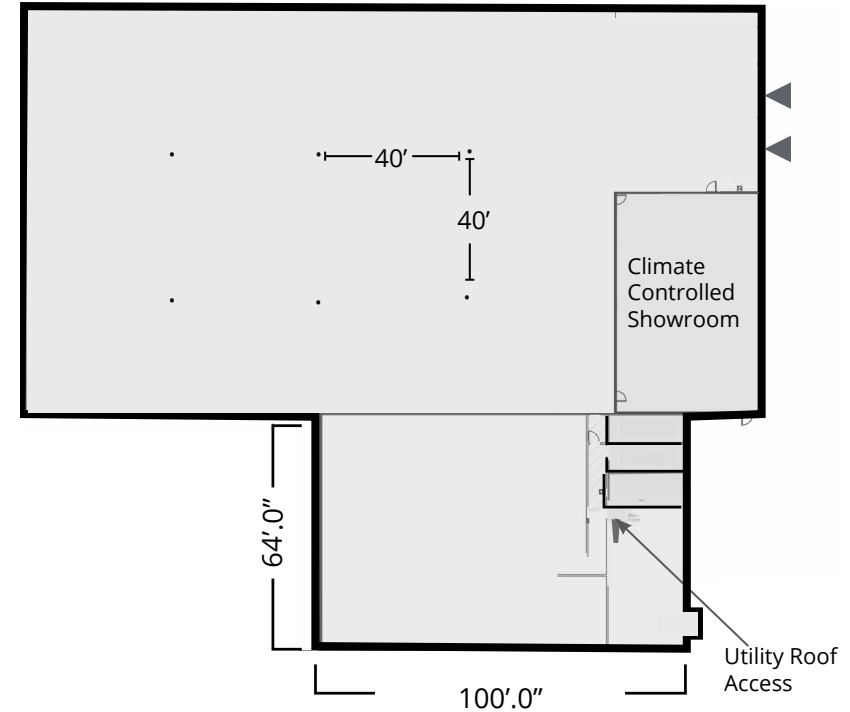


Floor Plan



Office

Building



Site Plan



- 29,700 SF Building with 6,400 SF Office

Can be leased together or separately

- 1.75 AC secured yard space

Location Overview

Strategically positioned in the heart of Washington County, Beaverton offers immediate access to the Portland metro's strongest labor base, established industrial corridors, and regional transportation infrastructure. The area supports a wide range of light industrial, flex, manufacturing, R&D, and distribution uses, making it ideal for owner-users and last-mile operators seeking proximity to both workforce and customers.

Beaverton Demographics



Population
610K+



Employees
330K+



Unemployment
4.7%

- 1 Greentree West Business Center
- 2 217 Distribution Center
- 3 Arctic Business Park 1&2
- 4 Allen West Business Center
- 5 Allen Business Park 1&2



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11 Miles
Intel Ronler Acres



3 Miles
Hwy 26



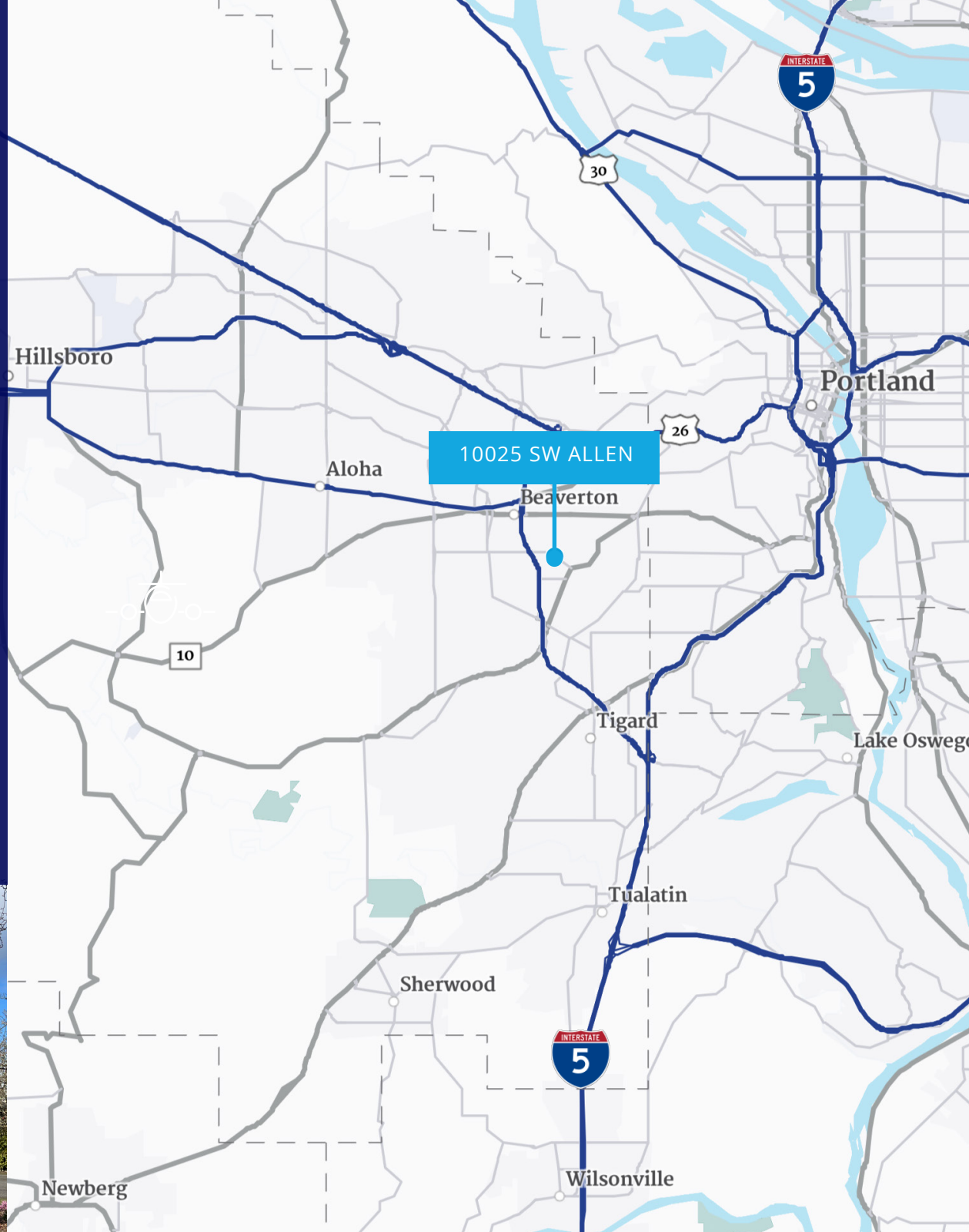
7 Miles
Interstate 5



21 Miles
PDX Int'l Airport



8 Miles
Downtown Portland



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