

# For Lease | 29,700 SF Warehouse

10025 SW Allen Blvd | Beaverton, Oregon 97005

**29,700 SF WITH 6,400 SF OFFICE**



Allowed uses including but not limited to\*: *\*Subject to City approval*



Landscaping  
Materials Yard



Wholesale or  
Retail Lumber



Warehouse/  
Distribution



Yard/RV Boat  
Storage



Equipment  
Sales



Automotive  
Service



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# Property Overview

|                 |                                                                                                                    |
|-----------------|--------------------------------------------------------------------------------------------------------------------|
| Available Space | 29,700 SF with 6,400 SF Office                                                                                     |
| Year Built      | 1990                                                                                                               |
| Construction    | Reinforced Concrete                                                                                                |
| Loading         | 2 Dock Doors (1- Leveler)<br>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          | <a href="#">Industrial (IND)</a>  |



## 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.

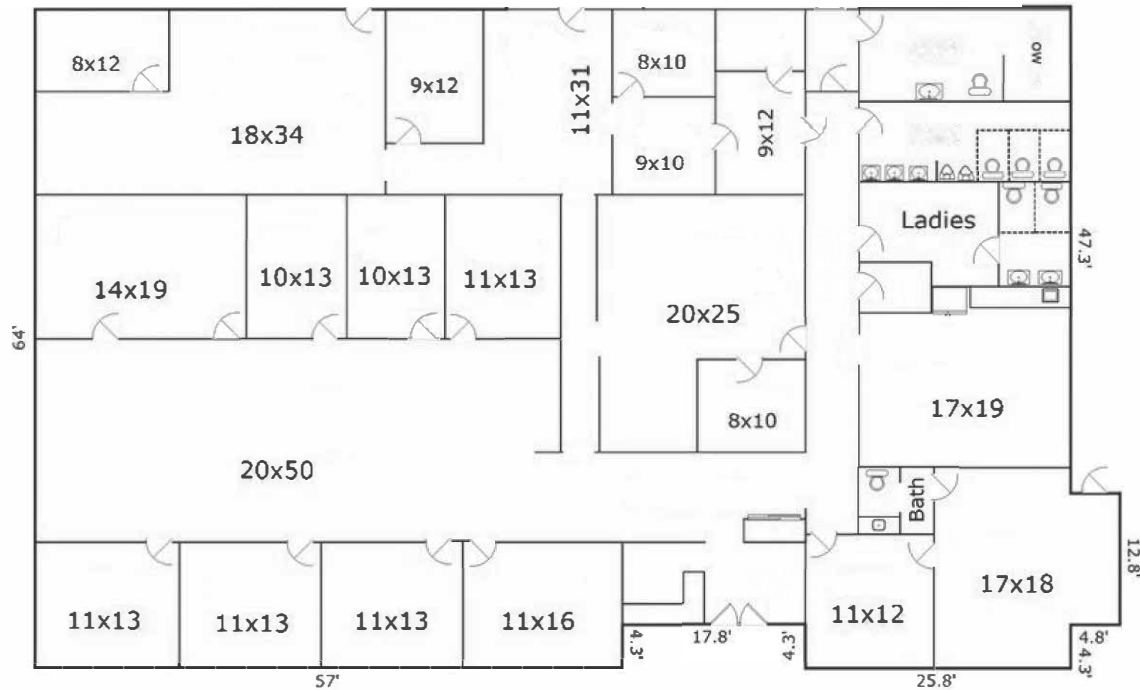
## Key Highlights

- 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

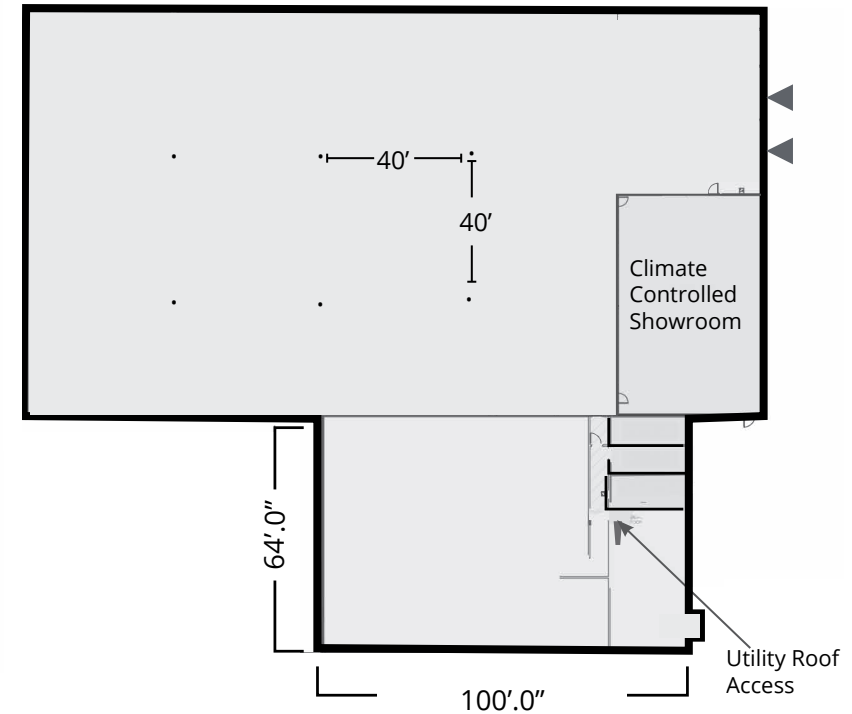
Yard Lease: Call for rates

# Floor Plan



Office

# Building



29,700 SF Building with 6,400 SF Office

# 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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PALISADE

11 Miles  
Intel Ronler Acres



3 Miles  
Hwy 26



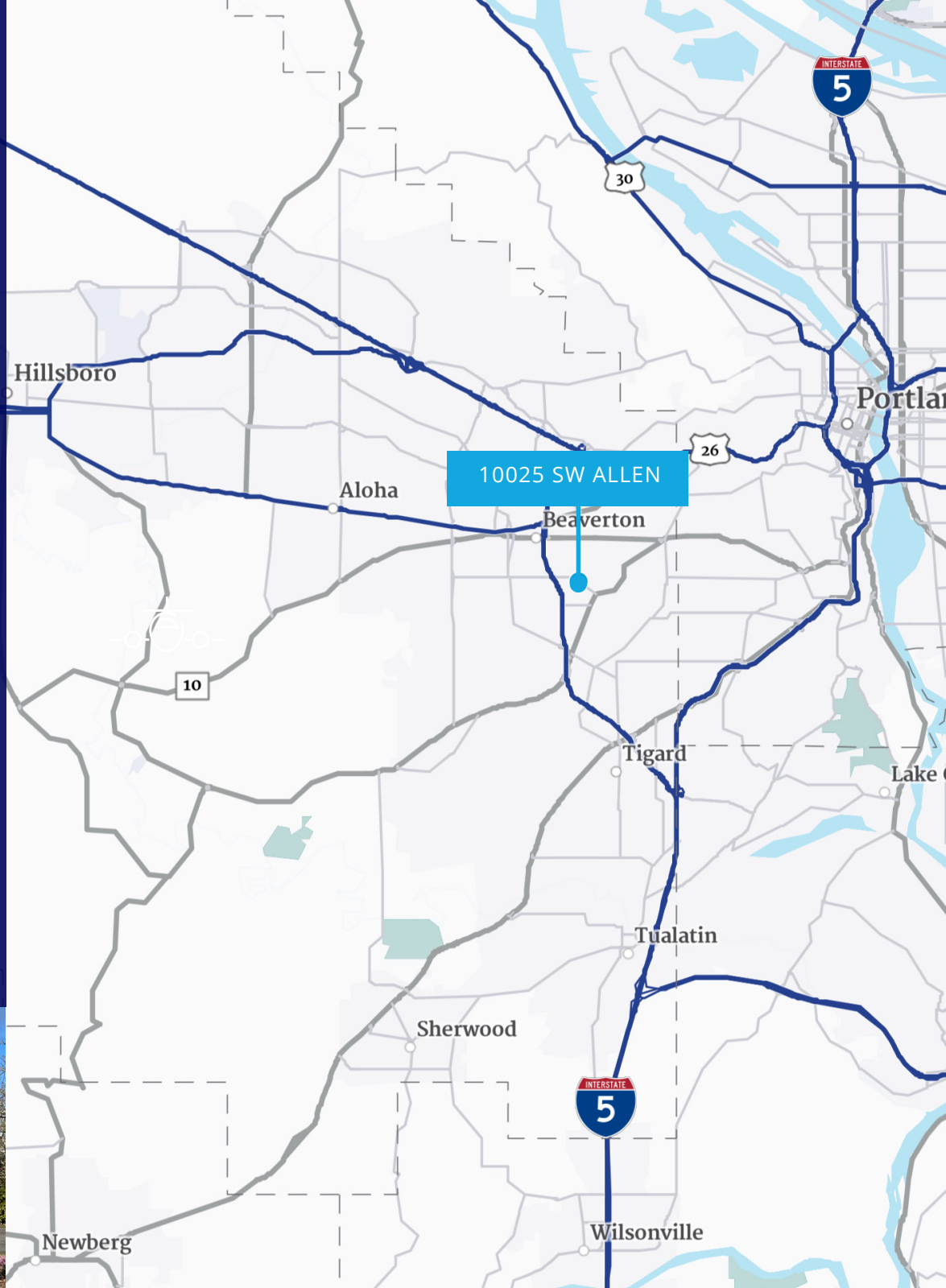
7 Miles  
Interstate 5



21 Miles  
PDX Int'l Airport



8 Miles  
DT Portland



**PALISADE**

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