



FOR SUBLEASE | 44,286 SF (divisible)

10595 SW Manhasset Drive

Tualatin, Oregon 97062

## RARE SW OFFICE/WAREHOUSE WITH HEAVY POWER AND YARD AREA



### Property Highlights

- 44,286 SF building | 6,172 SF office
- 8-10,000 SF whse space, 800-1,000 SF office and 15,000 SF yard can be subleased separately
- 30,000 SF paved and fenced yard (divisible)
- 4 dock doors with pit leveler | 3 grade doors
- 20 foot clearance
- 1,200 Amp 480V 3-Phase heavy power
- 30' x 60' column spacing
- Wet sprinkler system
- Available in 60 days | Sublease expires 12/2028
- Lease Rates: \$0.52/\$0.75, NNN | Yard \$0.08/SF



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