

FOR LEASE

20475 SW Avery Court



- Approximately 12,144 SF available in 2 suites
- Attractive corner lot with exposure to Avery Street
- MG Zone allows for most flexible industrial use
- Suite 2 - 5,569 SF
- Suite 3 - 6,575 SF with BTS office
- Built in 1993
- Building size: 22,044 SF

Lease Rate:

\$0.38 per SF shell (NNN)

\$0.70 per SF office surcharge (NNN)



Integrated Corporate Property Services

CORFAC INTERNATIONAL

"LOCALLY OWNED, GLOBALLY CONNECTED"

For additional information, please contact:

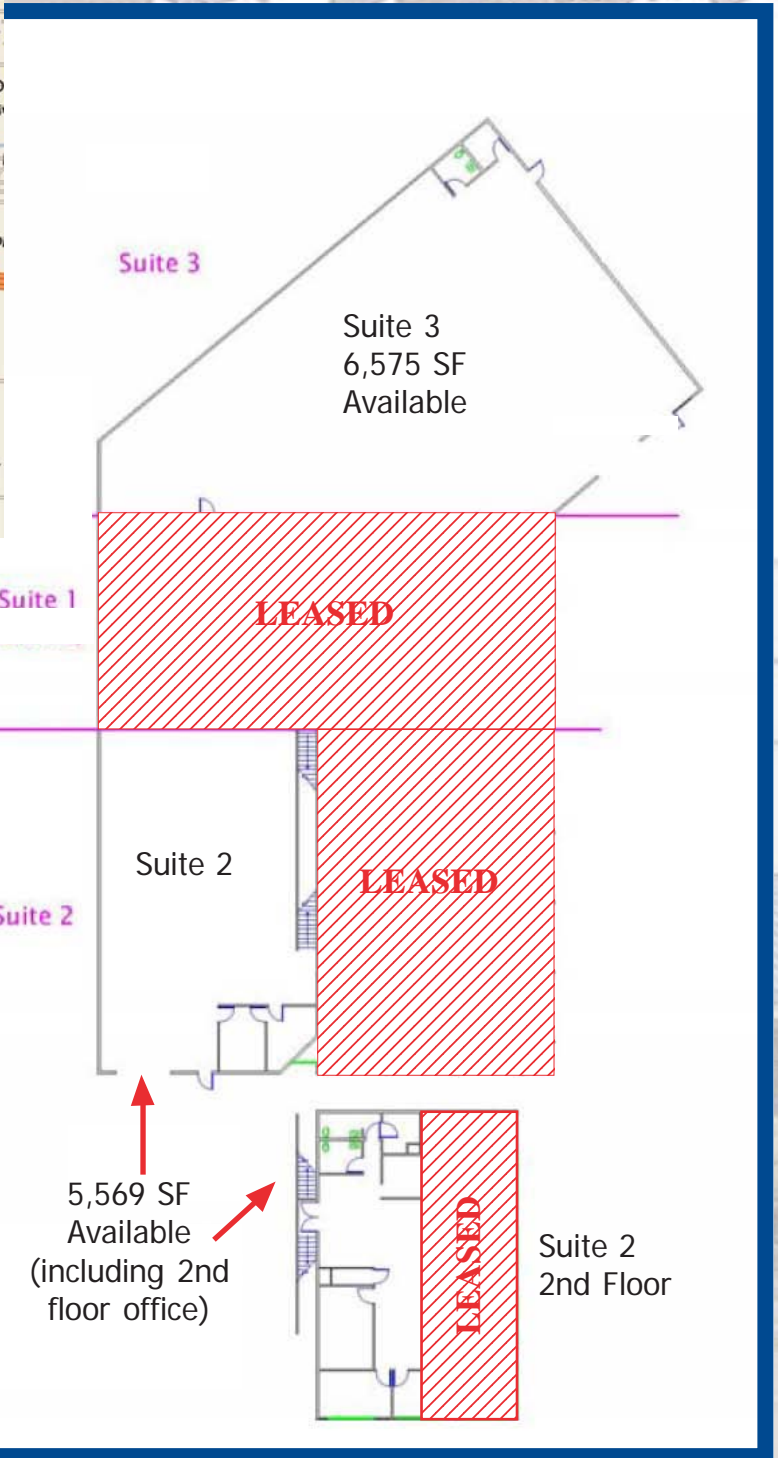
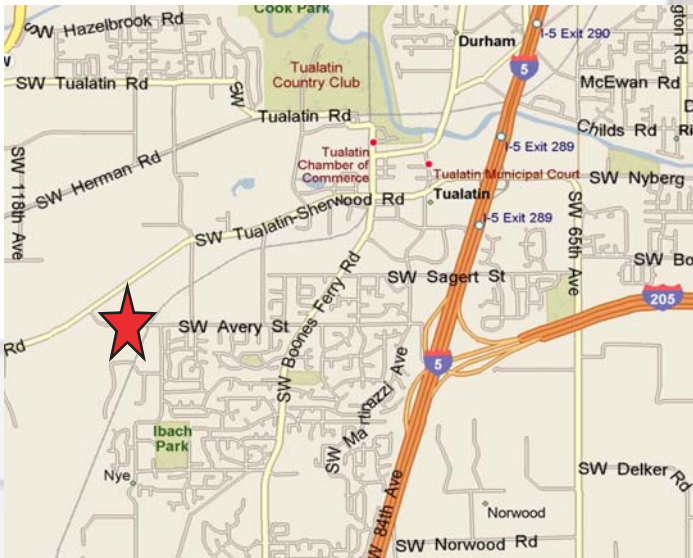
Mark Childs, SIOR
mchilds@icps.biz
503.345.0321

Scott Miller
smiller@icps.biz
503.345.0320

1201 SW 12th Ave., Suite 224 • Portland, OR 97205 • 503.557.7200 • 503.722.8103 fax • www.icps.biz

FOR LEASE

20475 SW Avery Court



Suite Breakdown

Suite 2

Size (SF): 5,569
 Office (SF): 1,975
 Loading: 1 grade
 Clearance: 18 feet

Suite 3

Size (SF): 6,575
 Office (SF): BTS
 Loading: 1 grade
 Clearance: 20 feet



Integrated Corporate Property Services

CORFAC INTERNATIONAL

"LOCALLY OWNED, GLOBALLY CONNECTED"

For additional information, please contact:

Mark Childs, SIOR
 mchilds@icps.biz
 503.345.0321

Scott Miller
 smiller@icps.biz
 503.345.0320