



[For Sale]

Owner-User Industrial Building

2630 SE 39th Loop, Hillsboro, OR 97123

Features...

- Approximately 21,000 SF building on 1.48 Acres.
- Fenced and gated yard. Potential to add a building on surplus land.
- Up to 16,500 SF available for owner occupancy.
- 4,500 leased long-term to The Sign Co. (contact broker for more info.).
- Construction: Concrete walls, standing seam metal roof.
- Fully sprinklered.
- Power: 1200 Amps of 208v and 480v 3-phase.
- Clear Height: 13'6" to bottom of metal beams.
- 11 grade level doors (9 - 12'x14') (2 - 16'x14')
- Zoning: I-P (Industrial Park) with PUD overlay.
- Easy access to TV Highway. Located near the South Hillsboro Development.

Asking Price: \$2,100,000 (\$100/SF)

NICK BALDWIN

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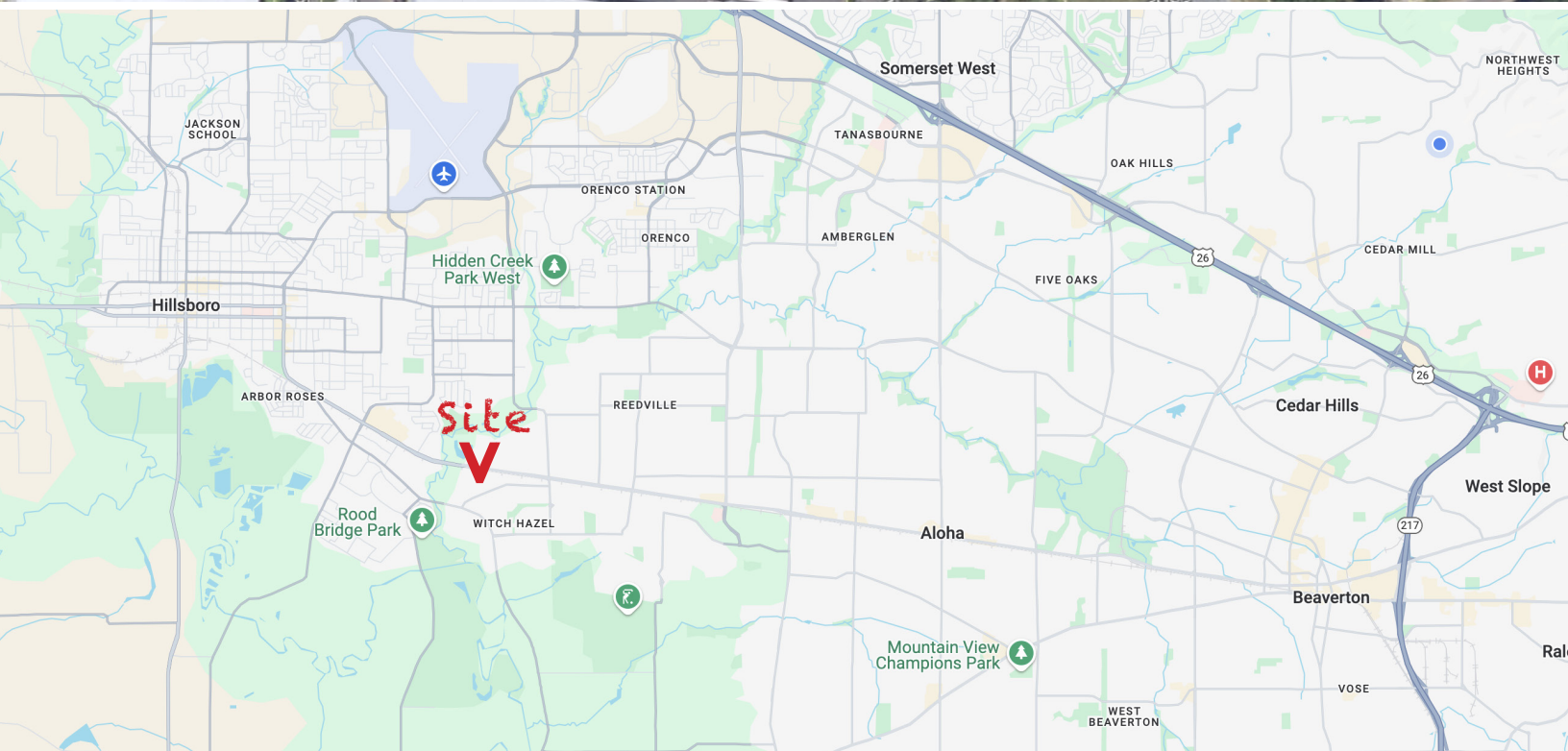
[FOR MORE INFORMATION]



REAL ESTATE SERVICES

[FLOOR PLAN]





PHOTOS

