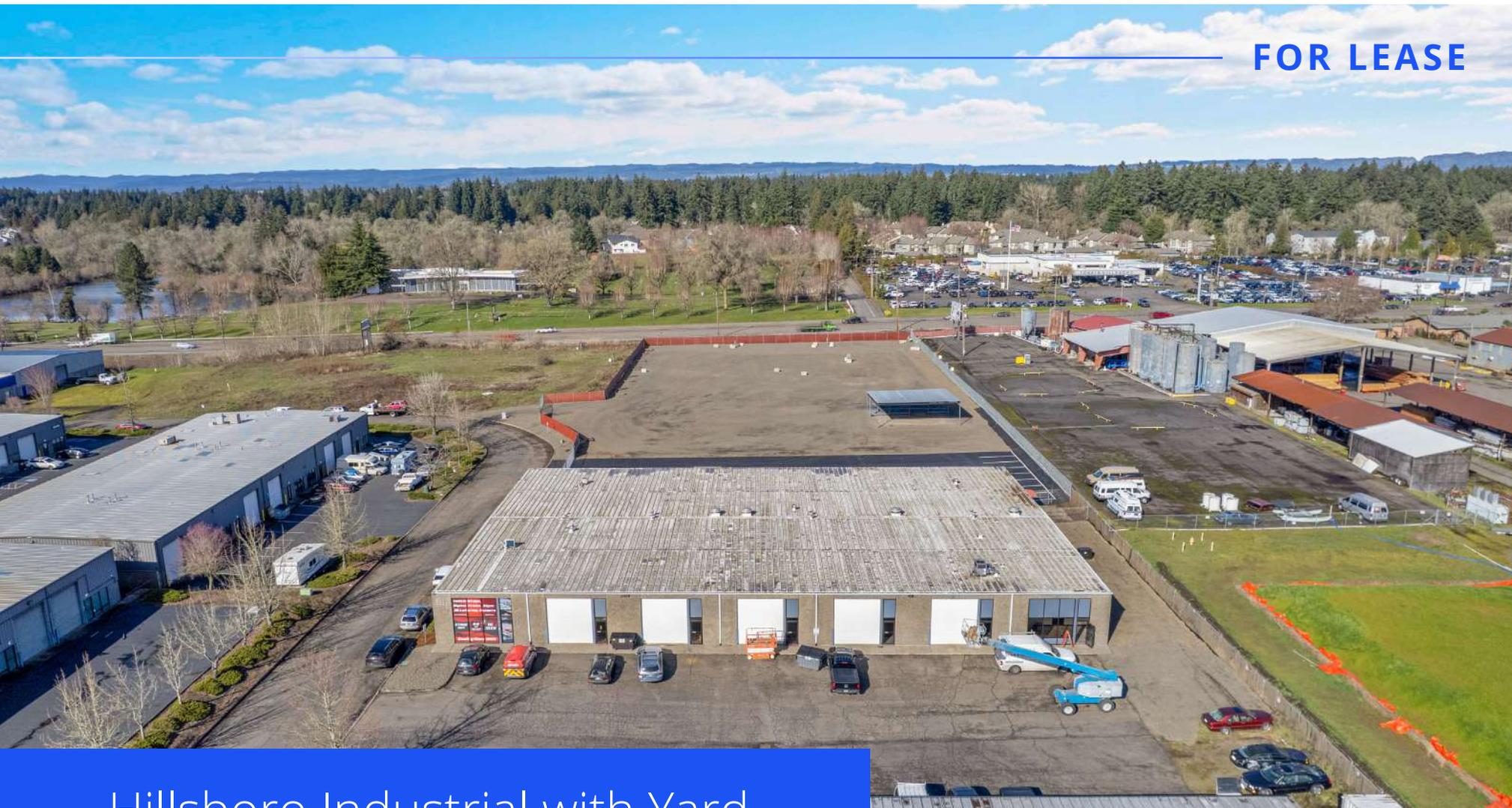


FOR LEASE



## Hillsboro Industrial with Yard

2630 SE 39th Loop, Hillsboro, OR 97123

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# Hillsboro Industrial with 1.60 Acre Yard

2630 SE 39TH LOOP, HILLSBORO, OR

Leasing Opportunity | Up to ±21,000 SF Industrial Space with 1.6 Acre Yard Available

## FOR LEASE

Call Brokers for Pricing

### Hillsboro/Sunset Corridor:

Located at 2630 SE 39th Loop in Hillsboro, the property sits within an established industrial district in Washington County, offering excellent regional connectivity and access to a deep employment base. The site is positioned just off Oregon Route 8 (SE Tualatin Valley Highway) and minutes from U.S. Route 26.

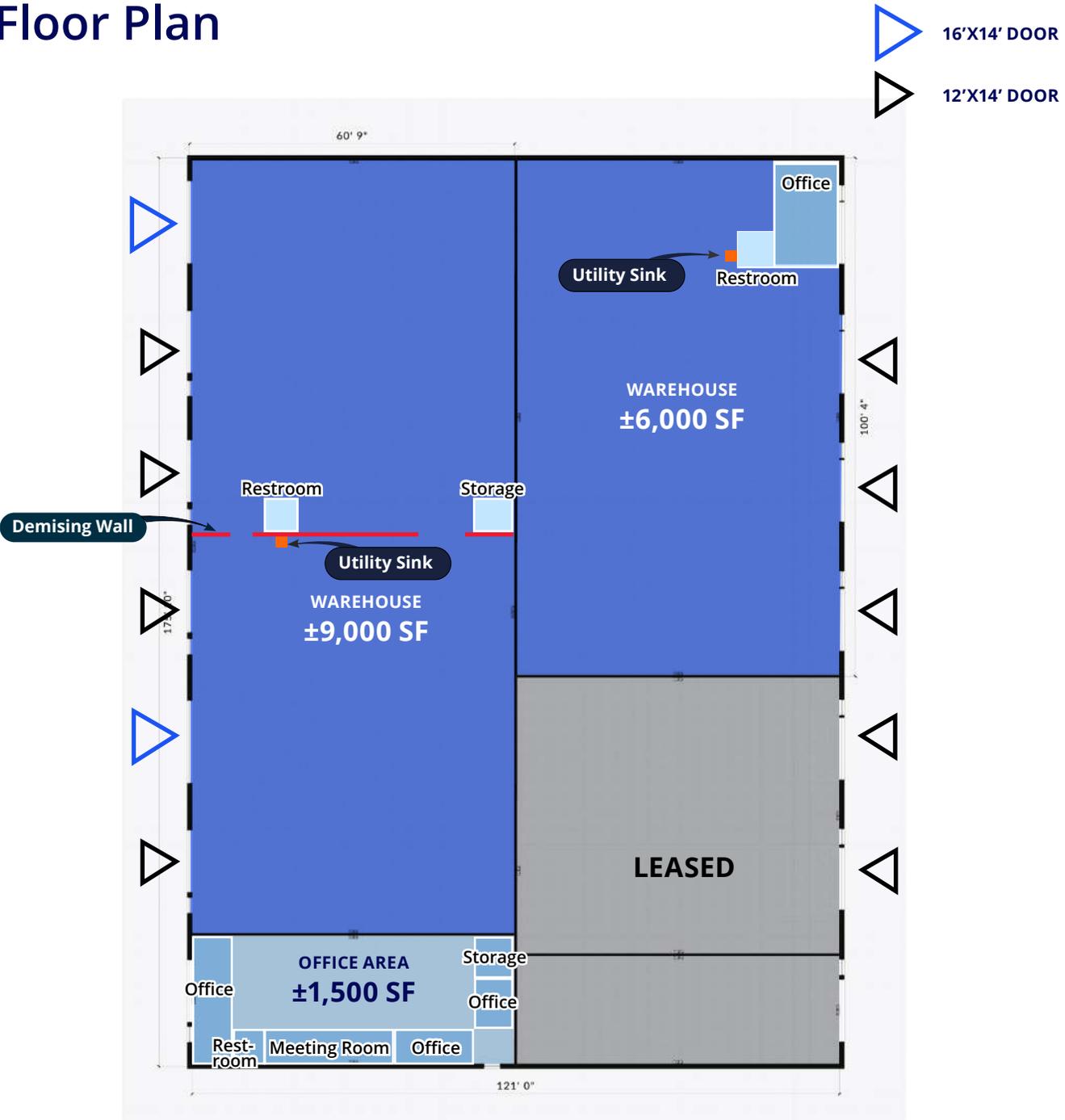
While situated just south of the region’s well-known Sunset Corridor, the surrounding area benefits from proximity to one of Oregon’s largest concentrations of advanced manufacturing and technology employers, including major facilities operated by Intel. This location places the property within reach of a substantial workforce and a strong ecosystem of suppliers, manufacturers, and service providers.

The property is also located approximately a half-mile from Sunset Esplanade, a regional retail destination anchored by Target, Safeway, The Home Depot, and Lowe’s, offering convenient access to dining, shopping, and everyday services that support the area’s workforce.

### Property Details

Total Building SF	±21,000
Available Space	±6,000 SF to ±21,000 SF
Warehouse SF	±19,500
Office SF	±1,500 SF of office space that includes open areas, private offices, conference rooms and more
Construction	Concrete walls and metal roof
Clear Height	13’6” to lowest metal beams 15.0’ between beams
Dock Doors	None
Grade Doors	11 doors (9 - 12’ x 14’); (2 oversized grade doors 16’ x 14’)
Power	1200 Amps of 208v and 480v 3-phase to building
Fire Suppression	Wet sprinklers
Yard	1.60 acres of fully fenced, lit and secured yard with water spigot
Zoning	I-P (Industrial Park)
Available	Now
Other	Fully fenced and secured

# Floor Plan



- ### Property Features
- Well-maintained building
  - Cross-docks
  - Flexible I-P zoning allows for a wide variety of general industrial uses
  - Freshly paved rear-building parking lot
  - Heavy power

**±21,000**  
square feet available



# Area Map



## Driving Distances

Oregon 8 Highway 0.7 miles

Sunset Esplanade 2.4 miles

Downtown Hillsboro 3.5 miles

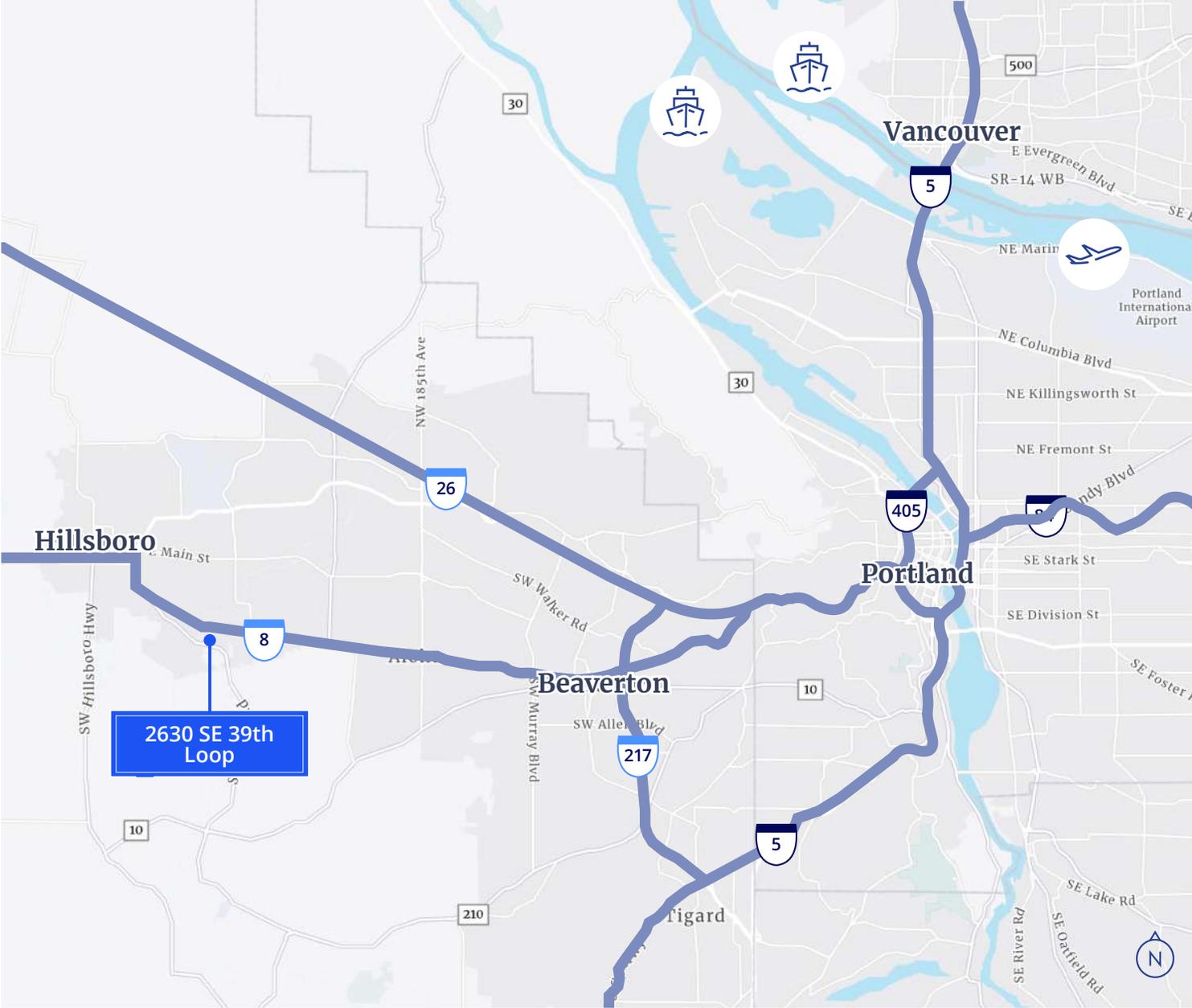
Oregon 10 Highway 4.3 miles

Oregon 26 Highway 5.8 miles

Interstate 405 18.5 miles

Interstate 5 18.8 miles

Tacoma 155 miles



# Corporate Neighbors





For more information, contact:

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