

BROOKWOOD CROSSING

5010 SE Witch Hazel Road Hillsboro OR 97123

FOR LEASE | AVAILABLE: Q1·2026

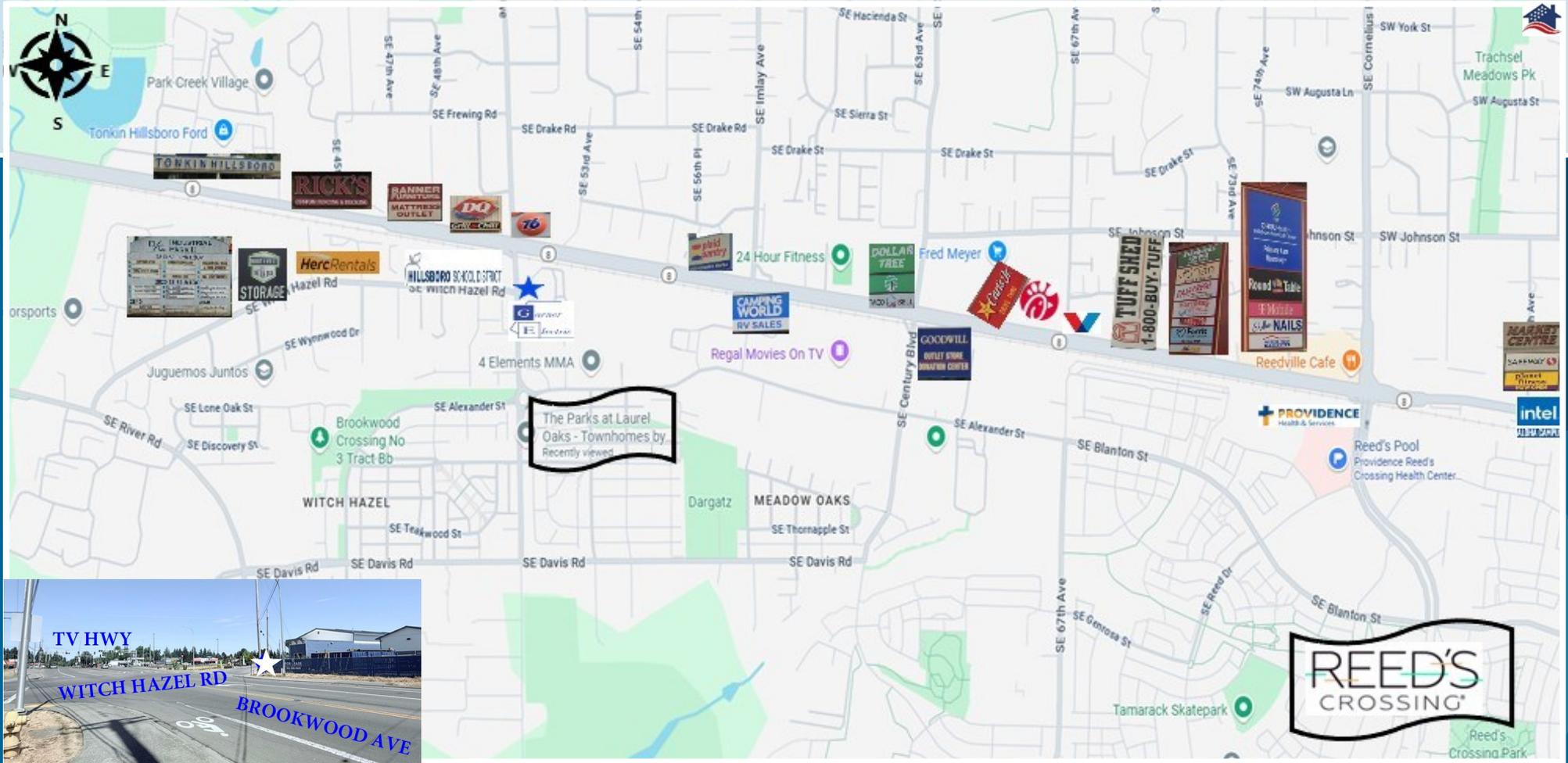


LLC PROPERTY MANAGEMENT
2890 SE Brookwood Ave Hillsboro OR 97123
(o) 503·648·4552 (e) ContactUs@LLCPropertyMgmt.com

PROPERTY MGR:
Elizabeth Le
Text/Call (24/7): 503·998·0609

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NEW CONSTRUCTION WAREHOUSE: PRIME LOCATION

★ Anchored by TV Hwy, Brookwood, & Witch Hazel's Residentials & Businesses.

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NEW CONSTRUCTION WAREHOUSE:

- PRIME location anchored by TV Hwy, Brookwood, & Witch Hazel.
- HIGH profile and visibility warehouse/property.
- 7,380 FT² of Industrial FLEX Space with 16 parking stalls:
 - ⇒ Office | 1,055 FT² with wet bar.
 - ⇒ Five (5) Bays | 1,265 FT² per Bay with 12'x14' grade level door.
 - ⇒ Bay features 18-20 FT tall ceiling for mezzanine to add +/- 500 to 600 FT².
 - ⇒ Fenced/Gated, Access Control, and Security Cameras/Alarms.
- Leasable units range from 1,055 FT² to 7,380 FT²
- Tenant Improvement options may be available to qualified applicants.

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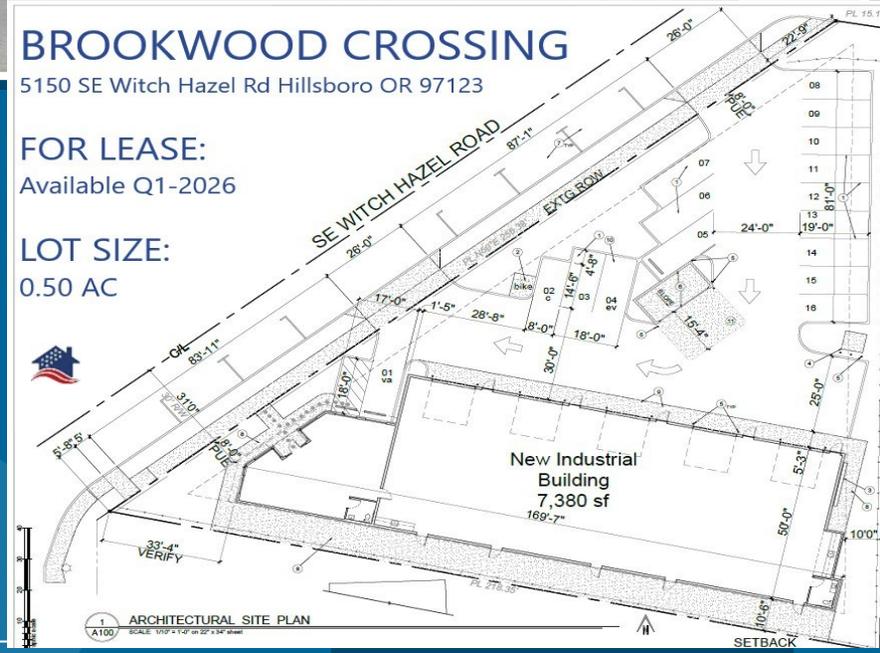
5150 SE Witch Hazel Rd Hillsboro OR 97123

FOR LEASE:

Available Q1-2026

LOT SIZE:

0.50 AC



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PROPERTY DETAILS:

PROPERTY TYPE:	FLEX Space.
LOT SIZE:	0.50 AC
TOTAL BLDG:	7,380 FT ²
OFFICE SPACE:	1,055 FT ²
WAREHOUSE:	1,265 FT ² per Bay
# OF WAREHOUSE:	5x Bays
CEILING HEIGHT:	18-20 FT*
DOORS:	12'x14' Grade Level
# OF PARKING:	16 STALLS

TENANCY:

SINGLE:	NNN
MULTIPLE:	GROSS MODIFIED

*Mezzanine to add +/- 500 to 600 FT².



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RENTAL RATES:

NEGOTIABLE, dependent upon Terms.

SINGLE TENANCY (+ NNN):
\$2.25 - \$2.50 psf

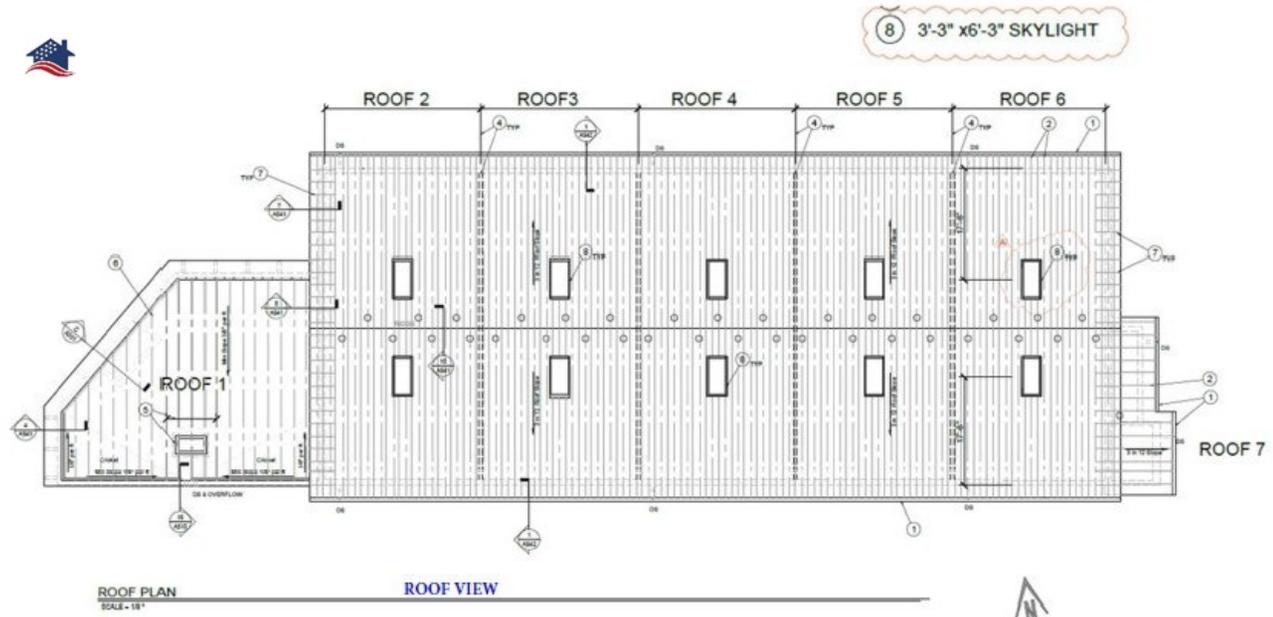
MULTIPLE TENANCY (Gross Modified):

Office: \$2.50 - \$2.95 psf

Bay: \$2.35 - \$2.50 psf

TENANT IMPROVEMENT:

Options available to qualified applicants.



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