

SEWELL CORPORATE PARK — PHASE II

4510 NW 273RD AVENUE, HILLSBORO, OR 97124

AVAILABLE FOR LEASE & SALE

SITE WORK UNDERWAY



DEVELOPED BY:

Trammell Crow Company

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**MACADAM
FORBES**
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SCP – PHASE II 4510 NW 273RD AVENUE, HILLSBORO, OR 97124

Sewell Corporate Park Phase II introduces two brand-new Class A buildings, located just south of Phase I along Evergreen Road. Positioned in the heart of Hillsboro's technology corridor, the project sits near major industries such as chips/semiconductors, data centers, biotech, and advanced manufacturing. Scheduled delivery: Q2 2027.

THE HIGHLIGHTS

- Occupancy: Q2 2027
- Building Sale and Lease opportunities
- Hillsboro municipal utilities
- Build-to-suits available
- LEED Silver Certification
- Power commitment for the project has been secured ✓
- Close proximity to nearby industries including chip-makers, data centers, and pharmaceuticals
- Entire site is in the Enterprise Zone which can create tax benefits for qualified users. Details can be found on the [Hillsboro City Website](#).

Allowed uses including but not limited to:



DATA CENTERS



LOGISTICS



MANUFACTURING



SEMICONDUCTOR



RESEARCH & DEVELOPMENT



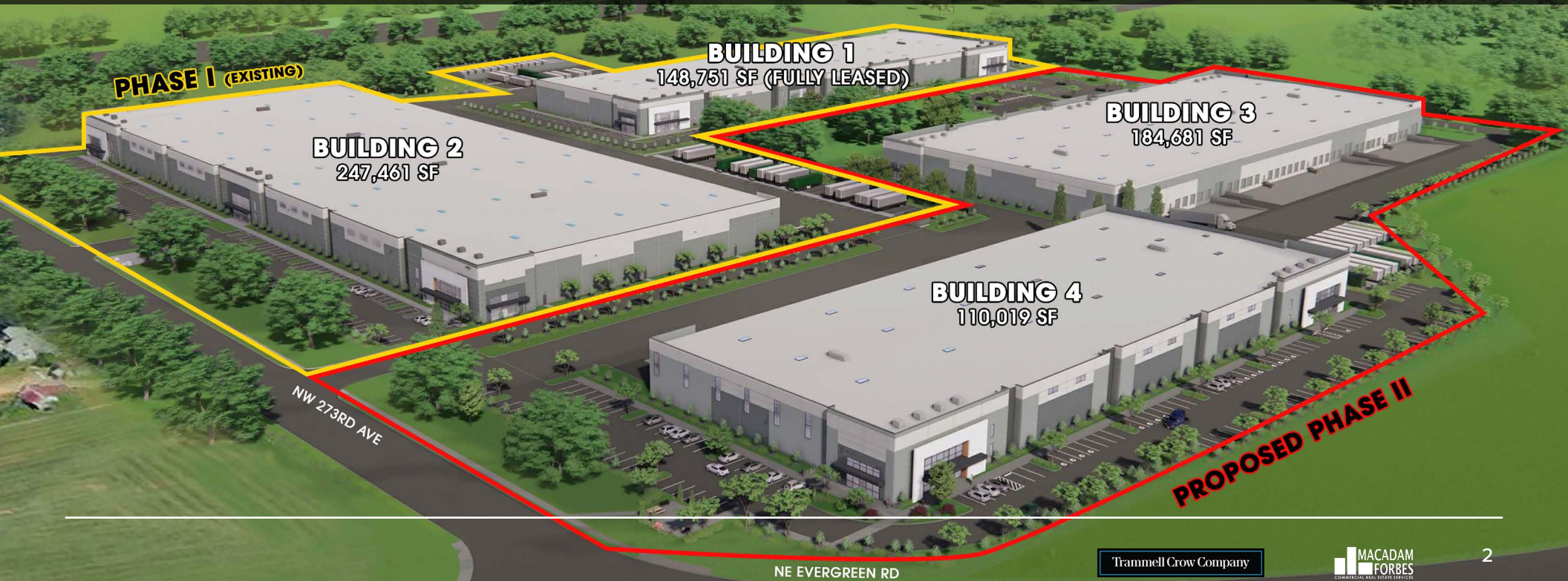
FOOD PRODUCTION



BIOTECH



CORPORATE HEADQUARTERS



SEWELL CORPORATE PARK

4630 NW 273RD AVENUE - 4915 NE SEWELL AVENUE HILLSBORO, OR 97124





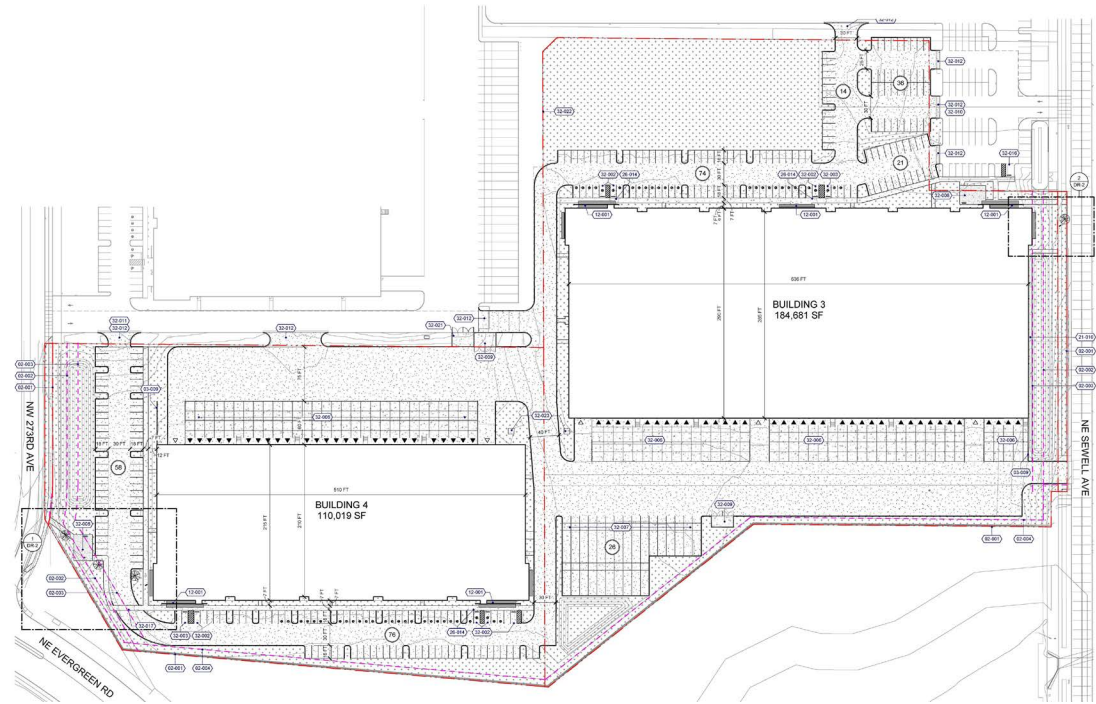
PHOTO FACING SOUTH

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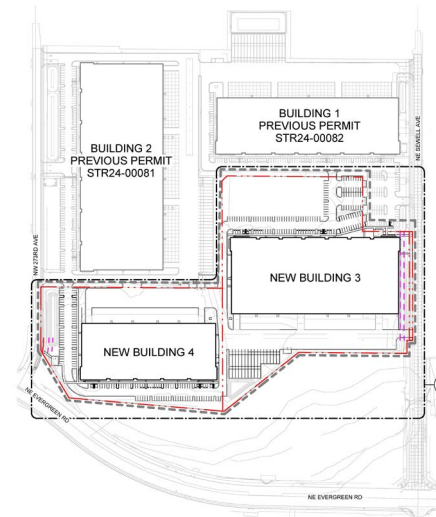
THE DETAILS

- Pricing: Contact Broker
- Site area: 17.76 acres
- Zoning: IS (Industrial Sanctuary – City of Hillsboro)
- Occupancy: Q2 2027
- Nearby roadways: Evergreen Rd, Jackson School Rd, Huffman Rd, Highway 26, Brookwood Pkwy
- Power provider: PGE
- Utilities: Hillsboro municipal utilities
- LEED certified project



BUILDING 3	184,681 SF
Auto Parking:	141
Building Depth:	290'
Clear Height:	32'
Land Area:	10.97 acres

BUILDING 4	110,019 SF
Auto Parking:	129
Trailer Parking:	26
Building Depth:	215'
Clear Height:	32'
Land Area:	6.79 acres



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THE DEVELOPMENT TEAM

Trammell Crow Company

Trammell Crow Company (TCC) is a global commercial real estate developer and wholly-owned subsidiary of CBRE Group, Inc. (NYSE:CBRE), a Fortune 500 and S&P 500 company headquartered in Dallas. Founded in 1948, TCC has developed or acquired nearly 2,900 buildings valued at \$75 billion and over 655 million square feet. As of June 30, 2024, TCC had \$18.8 billion of projects in process and \$13.1 billion in its pipeline. With more than 625 employees throughout the United States and Europe, the company serves users of and investors in office, industrial/logistics, healthcare, life sciences and mixed-use projects, as well as multi-family residential through its operating subsidiary High Street Residential. For more information visit www.TrammellCrow.com.



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