

FOR SALE

WAGON DRIVE CLASS A DISTRIBUTION FACILITY

5585 NE WAGON DR, HILLSBORO, OR 97124

SCOTT MURPHY, SIOR
503.221.2287
scott.murphy@kidder.com

JOHN HALLMAN
503.721.2721
john.hallman@kidder.com

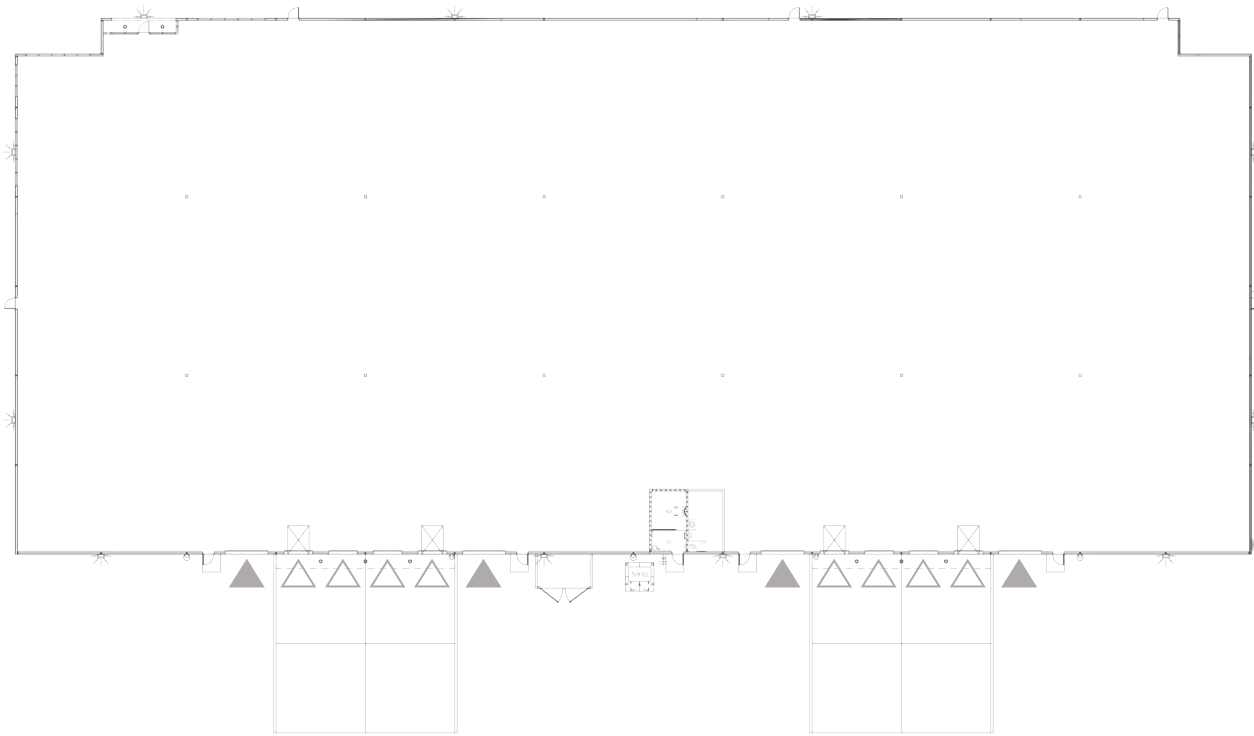
 **Kidder
Mathews**



TOTAL BUILDING AREA	51,420 SF shell with 250 SF of office
SITE AREA	161,608 SF (3.71 AC)
YEAR BUILT	2017
LOADING	Eight (8) dock level doors & four (4) grade level doors
CLEAR HEIGHT	24'
CONSTRUCTION	Class A tilt-up construction
SITE CONDITION	Excellent truck court with above average staging and circulation leading to excellent maneuverability. Light use since construction resulting in entire paved area and truck apron being in good condition
FLEXIBILITY	Building was designed with four (4) office storefronts and four separate electrical panels allowing for flexibility between single and multi-tenant occupancy
ELECTRICAL	Three-phase power
ZONING	I-P (Industrial Park), City of Hillsboro
CURRENT TENANCY	22,436 SF is occupied by a Tenant through 10/31/2025. Tenant has expressed interest to renew the lease.
CORPORATE ENVIRONMENT	Class A facility that is located in the heart of the Sunset Corridor with corporate environment and corporate setting
SOLAR PANELS	Roof is currently equipped with solar panels which produce approximately 172,000 KW/year keeping costs for power at a minimum.
LOCATION	Desired location in Sunset Corridor with excellent access directly off Highway 26 and all major arterials nearby
ACCESS	Site has three (3) access points off both NE Wagon Dr and NE Century Blvd allowing for easy circulation.
SALE PRICE	\$10,285,000 (\$200/SF)

5585 NE WAGON DR

FLOOR PLAN



▲ Grade level loading △ Dock-high loading

51,420 SF
TOTAL BUILDING AREA

8 DOCK
LOADING DOORS

4 GRADE
LOADING DOORS

24'
CLEAR HEIGHT



AVAILABLE FOR SALE

KIDDER MATHEWS

5585 NE WAGON DR

HILLSBORO

SUBJECT
PROPERTY

NE CENTURY BLVD

NE WAGON DR



AVAILABLE FOR SALE

KIDDER MATHEWS

5585 NE WAGON DR

WHY HILLSBORO?

No business income tax

Affordable housing nearby

No sales tax

Larger neighborhood employment drivers with proximity to Intel and Nike

No businesses license fee

Overall more business-friendly environment

Skilled workforce



GXO

FLEXENTIAL

QTS

amazon

amazon

LAIKA

HILLSBORO STADIUM

GORDON FABER RECREATION COMPLEX

FLEXENTIAL

Rock Creek

HITACHI

STACK INFRASTRUCTURE

Genentech
A Member of the Roche Group

Adobe

HILLSBORO

NE EVERGREEN PKWY

Fred Meyer

EPSON

HILLSBORO AIRPORT

SOLAR WORLD

JIREH

ThermoFisher SCIENTIFIC

QORVO

intel

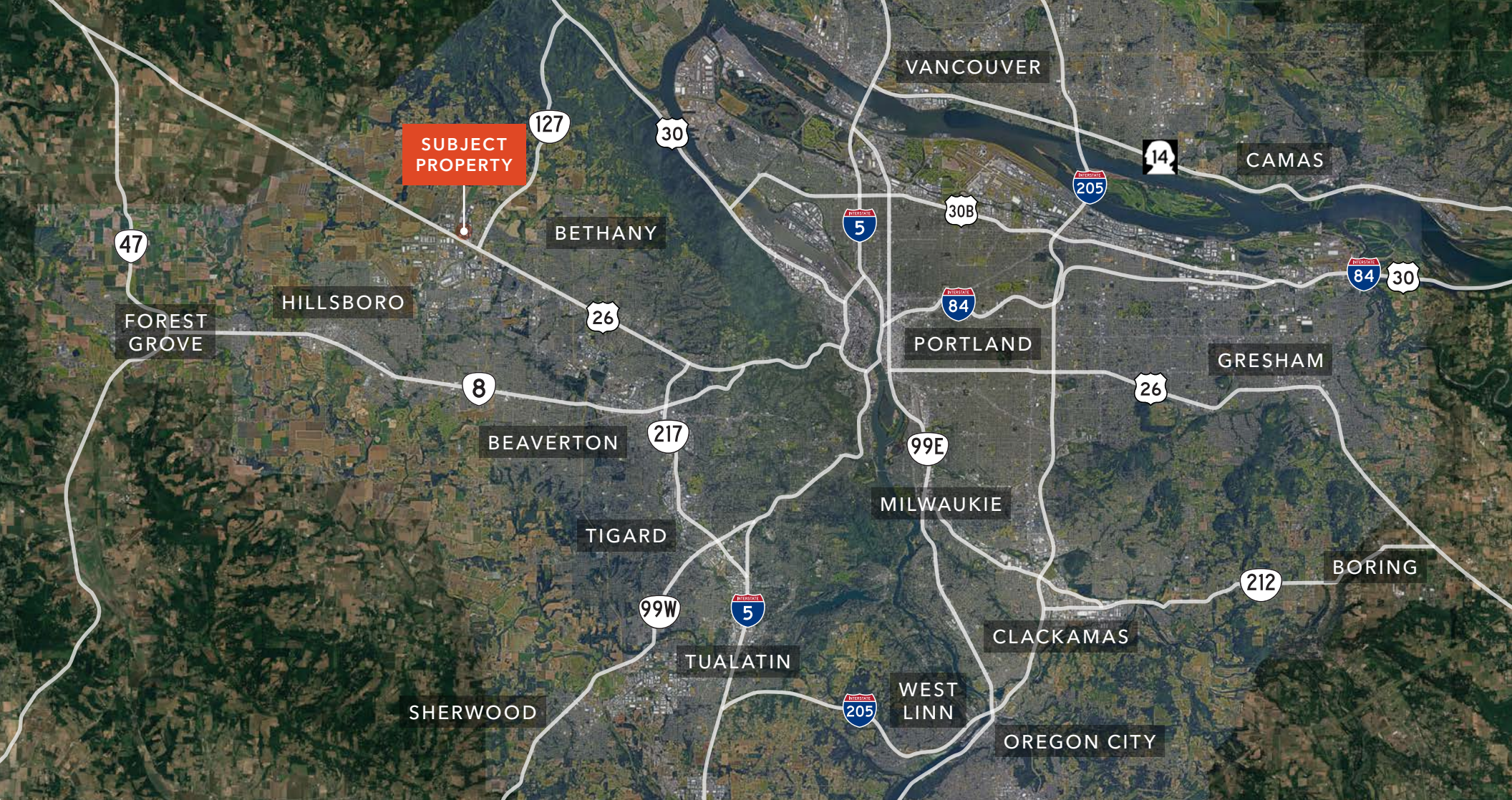
intel

ORACLE

Nike

KIDDER MATHEWS

AVAILABLE FOR SALE



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*For more information on
this property, please contact*

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